

GREEN BUILDING NOTES

1. This project to conform to the residential Calgreen standards.
2. Project to achieve voluntary green building measures wherever feasible.
3. All work to comply with California Energy Code (title 24-part 6). see cf2r-lti-01-e for kitchen lighting energy compliance forms. Project also to comply with all municipal green building standards where applicable.
4. Pollutant control: Adhesives, sealants, caulks, paints, stains and other coatings, carpet and carpet systems shall be compliant with VOC limits. GC to provide documentation that confirms VOC compliance.
5. Aerosol paints and coatings shall be compliant with product weighted MIR limits for VOC and other toxic compounds.
6. Hardwood plywood, particleboard, and medium density fiberboard composite wood products used on the interior or exterior of the building shall comply with low formaldehyde emission standards as specified in the air resources board's air toxics control measure for composite wood (17 CCR 93120 et. seq.), as shown in table 4.504.5. Documentation is req'd per section 4.504.5.1.
Composite wood products do not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood i-joists, or finger-jointed poplar, as specified in CCR title 17, Section 93120.1 (a)
7. Moisture content of building materials used in wall and floor framing shall be checked before enclosure.
8. Insulation will be added / increased where accessible:
 - 8.1 Ceiling: R-30
 - 8.2 Floors: R-19
 - 8.3 Walls: R-15
 - 8.4 Hot water pipes: R-3

ABBREVIATION

&	And	JT	Joint
@	At	JST	Joist
#	Pound or Number	KD	Kiln Dried
AB	Anchor Bolt		
ACOUS	Acoustic	L	Angle
ADD	Addendum	LAM	Laminate
ADJ	Adjustable	LT	Light
AFF	Above Finish Floor		
ALT	Alternate	MAX	Maximum
ALUM	Aluminum	MB	Machine Bolt
BD	Board	MDF	Medium Density Fiberboard
BLDG	Building	MECH	Mechanical
BLK	Block	MEMB	Membrane
BLKG	Blocking	MFR	Manufacturer
BOT	Bottom of Truss	MIN	Minimum
BOW	Bottom of Wall	MISC	Miscellaneous
BSMT	Basement	MTD	Mounted
		MTL	Metal
		MUL	Mullion
C	Centerline	N	North
CEM	Cement	(N)	New
CLJK	Caulking	NIC	Not in Contract
CLNG	Ceiling	NS	Number
CLR	Clear	NSF	Net Square Feet
CMU	Concrete Masonry Unit	NTS	Not to Scale
COL	Column		
CONC	Concrete	OC	On Center
CONSTR	Construction	OFICI	Owner Furnished Contractor Installed
CONT	Continuous	OPNG	Opening
COORD	Coordinate	OSB	Oriented Strand Board
CT	Ceramic Tile		
CTSK	Countersunk	PEN	Plywood Edge Nailing
		PL	Property Line
D	Depth	PLAM	Plastic Laminate
DBL	Double	PLWD	Plywood
DET	Detail	PNT	Painted
DF	Douglas Fir	PR	Pair
DIA	Diameter	PT	Pressure Treated
DIM	Dimension	PTR	Partition
DN	Down		
DS	Downspout	QTY	Quantity
DW	Dishwasher		
DWG	Drawing	R	Riser
		RAD	Radius
E	East	REF	Refrigerator
(E)	Existing	REIN	Reinforced
EL	Each	REQD	Required
ELC	Elevation	RESIL	Resilient
ELEV	Electrical	REV	Revision
EP	Electrical Panel	RFG	Roofing
EXP JT	Expansion Joint	RM	Room
EQ	Equal	RO	Rough Opening
EXT	Exterior	RWD	Rainwater Drainage
		RWL	Rainwater Leader
FD	Floor Drain	SCHED	Schedule
FDN	Foundation	SECT	Section
FE	Fire Extinguisher	SF	Square Foot/ Feet
FFF	Finish Floor	SHT	Sheet Metal
FIN	Finish	SHT MTL	Similar
FL	Floor	SIM	Similar
FOC	Face of Concrete	SKL	Skylight
FOF	Face of Finish	SL	Seal
FOS	Face of Stud	SLD	See Landscape Drawings
FOSH	Face of Sheathing	SPEC	Specifications
FRMG	Framing	SO	Square
FT	Foot	SSD	See Structural Drawings
FTG	Footing	SSTL	Stainless Steel
FURR	Furring	STD	Standard
		STL	Steel
GA	Gage	STOR	Storage
GALV	Galvanized	STRUCT	Structural
GC	General Contractor	SYM	Symbol
GEC	Grounding Electrode Conductor	SYS	System
GFCI	Ground Fault Circuit Interrupter		
GL	Glass	T	Tread
GLB	Glue Lam Beam	T&G	Tongue and Groove
GR	Grade	TEL	Telephone
GSM	Gross Square Feet	THK	Thick
GSM	Galvanized Sheet Metal	TO	Top of
GV	Gas Vent	TOS	Top of Structure
GWB	Gypsum Wall Board	TOT	Top of Truss
		TOW	Top of Wall
		TYP	Typical
H	Height	UON	Unless Otherwise Noted
HNDRL	Handrail		
HDWD	Hardwood	VERT	Vertical
HGT	Height	VG	Vertical Grain
HORIZ	Horizontal	VIF	Verify in Field
HB	Hose Bibb		
HC	Hollow Core	W	Width
HR	Hour	W/	With
HW	Hot Water	WC	Water Closet
		WD	Wood
IN	Inch	WD	Washer / Dryer
INCL	Including	WDW	Window
INSUL	Insulation	WP	Water Proofing
INT	Interior		
INTM	Intermediate		

GENERAL NOTES

1. All work shall be in conformance with the 2019 California Code of Regulations, including:
2019 California Building Code (CBC)
2019 California Plumbing Code (CPC)
2019 California Mechanical Code (CMC)
2019 California Electrical Code (CEC)
2019 California Residential Code (CRC)
2019 California Green Building Standards Code (CGSBC)
2019 California Fire Code (CFC)
2019 California Energy Code
2. In the event of Conflicts in Code Regulations, the most stringent requirements shall apply. Contractor shall notify Designer and Owner, in writing, of any discrepancy between the applicable codes and these documents.
3. These documents describe design intent. Contractor shall provide all associated work, including but not limited to, partial demolition, site work, structural, mechanical, electrical, plumbing and finish work required for a complete, operational, and water tight project. No claims for additional work will be awarded for work which is described in these documents or reasonably inferred from them.
4. Contractor is responsible for thorough coordination of trades. No claims for additional work will be awarded for work related to such coordination.
5. Contractor is responsible for coordination with utilities to determine location, including but not limited to Gas, Water, Power, Sewer, Telephone and Cable Television. No claims for additional work will be awarded for work related to such coordination.
6. Contractor shall verify all dimensions, elevations, and conditions of the site and all dimensions and details of the project components. Contractor shall notify the Designer in writing of any discrepancy in plans and specifications immediately. Work shall not proceed without Designer's authorization.
7. Any errors, omissions, or conflicts found in the various parts of the construction documents shall be brought to the attentions of the architect for clarification prior to proceeding with work. Any changes or interpretations of these documents made without consulting the Designer, and any unforeseen conditions resulting therefrom, shall not be the responsibility of the Designer.
8. Do not scale drawing, contact Designer where clarification is required.
9. All dimensions are to face of finish, unless otherwise noted.
10. Details shown are typical. Similar details shall apply in similar locations and conditions.
11. "Typical" or "TYP" shall mean that the condition is representative for similar conditions throughout, unless otherwise noted.
12. All work shall be installed plumb, level, square, and true, and in proper alignment.
13. "Align" shall mean to accurately locate finish faces in the same plane.
14. Contractor shall continuously protect existing trees, utilities and adjacent properties from damage during construction. Contractor shall replace or restore damaged property, materials and finishes at no additional cost to Owner. Restoration shall be equal to the original work and finishes shall match the appearance of existing work.
15. Contractor shall continuously protect the project from, including but not limited to, water damage and damage in the course of the work. Contractor shall replace or restore damaged property, materials and finishes at no additional cost to Owner. Restoration shall be equal to the original work and finishes shall match the appearance of existing work.
16. Contractor shall be responsible for job site conditions, including safety of persons and security of property, and for security of stored materials and equipment, not limited to normal hours of work. Contractor shall maintain appropriate insurance to protect the Owner, Designer and Contractor.
17. Contractor shall broom sweep the premises nightly. At the completion of work, Contractor shall remove all debris and trash caused from the work, surplus materials, tools, and construction equipment, and will leave the project in clean condition.
18. All materials, equipment, and articles incorporated into the work shall be new, first grade, and free of defects unless otherwise noted. The Owner shall have the right to reject defective or substandard workmanship, and the contractor shall immediately correct unacceptable work at no expense to the owner.
19. Contractor shall warrant the entire work against defects in materials and workmanship for one year from the date of acceptance. Sub-contractors shall warrant their work against defects in materials and workmanship for a period of one year, except for the roofing sub-contractor who shall warrant his/her work against defects for a period of three years from the date of acceptance. Contractors and Sub-contractors shall submit their warranties in writing to the Owner.
20. Required submittals include shop drawings of all metalwork, all millwork, and samples of all finish materials and trim, with specified finish applied and in quantities sufficient to demonstrate variation within the material. Prior to receipt by the Designer, the submittals shall be signed by the Contractor, signifying the Contractor's review, approval, verification of field dimensions, and compliance with the construction documents. Contractor shall allow five working days minimum for Designer to process submittals.
21. Mechanical, Electrical, and Plumbing work to be design/build per CMC, CEC and CPC.
22. All exterior glazing units to comply with T24 energy requirements for U factors.
23. Annular spaces around pipes, electric cables, conduits, or other openings in bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.
24. Cover new or existing duct openings and protect mechanical equipment during construction. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of water, dust & debris which may enter the new or existing system.

LOT CALCULATION

EXISTING:	
LOT COVERAGE	(50% MAX or 1,750 SF)
LOT	3,500 SF
(E) HOUSE	1,028 SF
(E) FRONT PORCH	16 SF
TOTAL	1,044 SF

EXISTING TOTAL LOT COVERAGE 29.8%

PROPOSED:	
LOT COVERAGE	(50% MAX or 1,750 SF)
LOT	3,500 SF
(E) HOUSE	1,028 SF
(E) FRONT PORCH	16 SF
(N) ADDITION	380 SF
TOTAL	1,424 SF

PROPOSED TOTAL LOT COVERAGE 40.6%

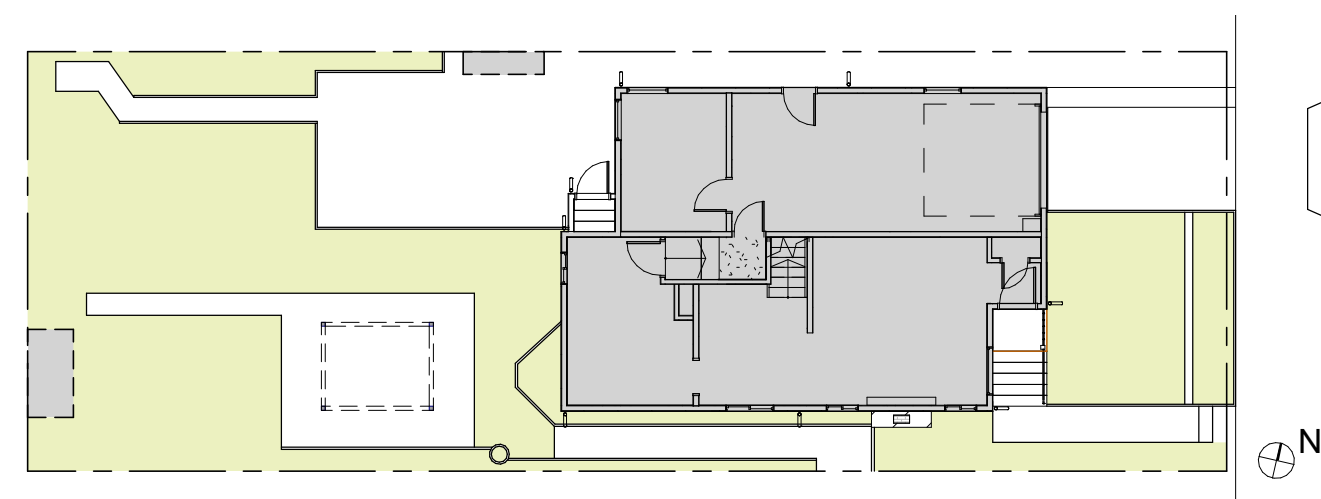
FLOOR AREA RATIO (55% MAX or 1,925 SF)

EXISTING:	
(E) LOWER LEVEL	120 SF
(E) MAIN LEVEL	566 SF
(E) UPPER LEVEL	463 SF
(E) GARAGE	326 SF
(E) COVERED PORCH	16 SF
(E) INTERIOR STAIRS	46 SF
DEDUCTION (GARAGE + STAIRS)	-280 SF
TOTAL	1,257 SF

EXISTING FLOOR AREA RATIO 35.9% OF 3,500 SF

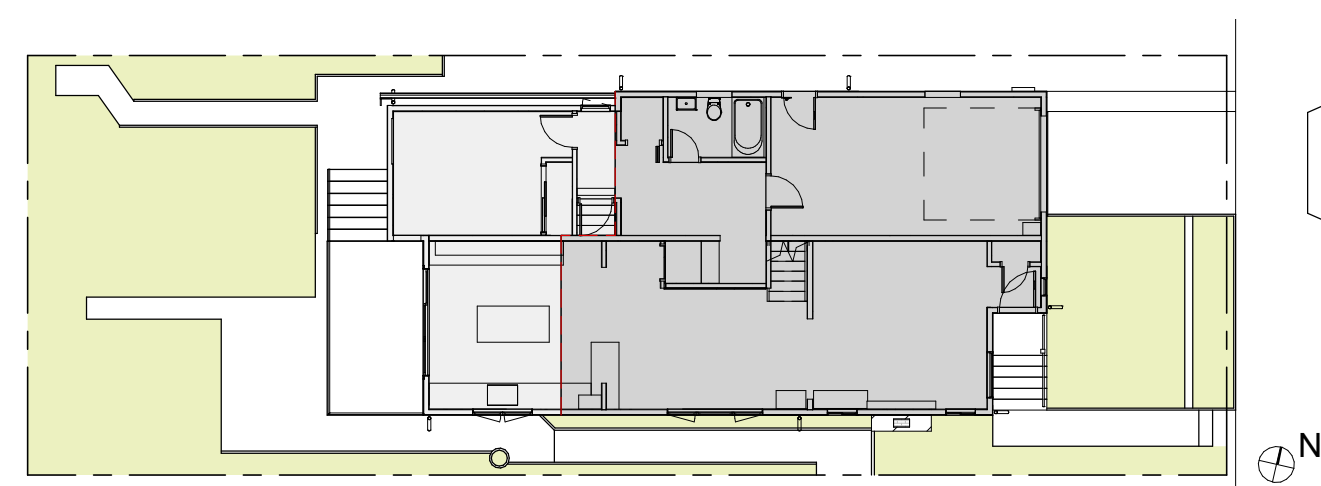
PROPOSED:	
(N) LOWER LEVEL	368 SF
(N) MAIN LEVEL	738 SF
(N) UPPER LEVEL	463 SF
(N) GARAGE	286 SF
(N) COVERED PORCH	16 SF
(N) INTERIOR STAIRS	46 SF
DEDUCTION (GARAGE + STAIRS)	-280 SF
TOTAL	1,637 SF

PROPOSED FLOOR AREA RATIO 46.8% OF 3,500 SF



1 GROUND LEVEL AND LEVEL 1 - EXISTING

1/16" = 1'-0"



2 GROUND LEVEL AND LEVEL 1 - PROPOSED

1/16" = 1'-0"

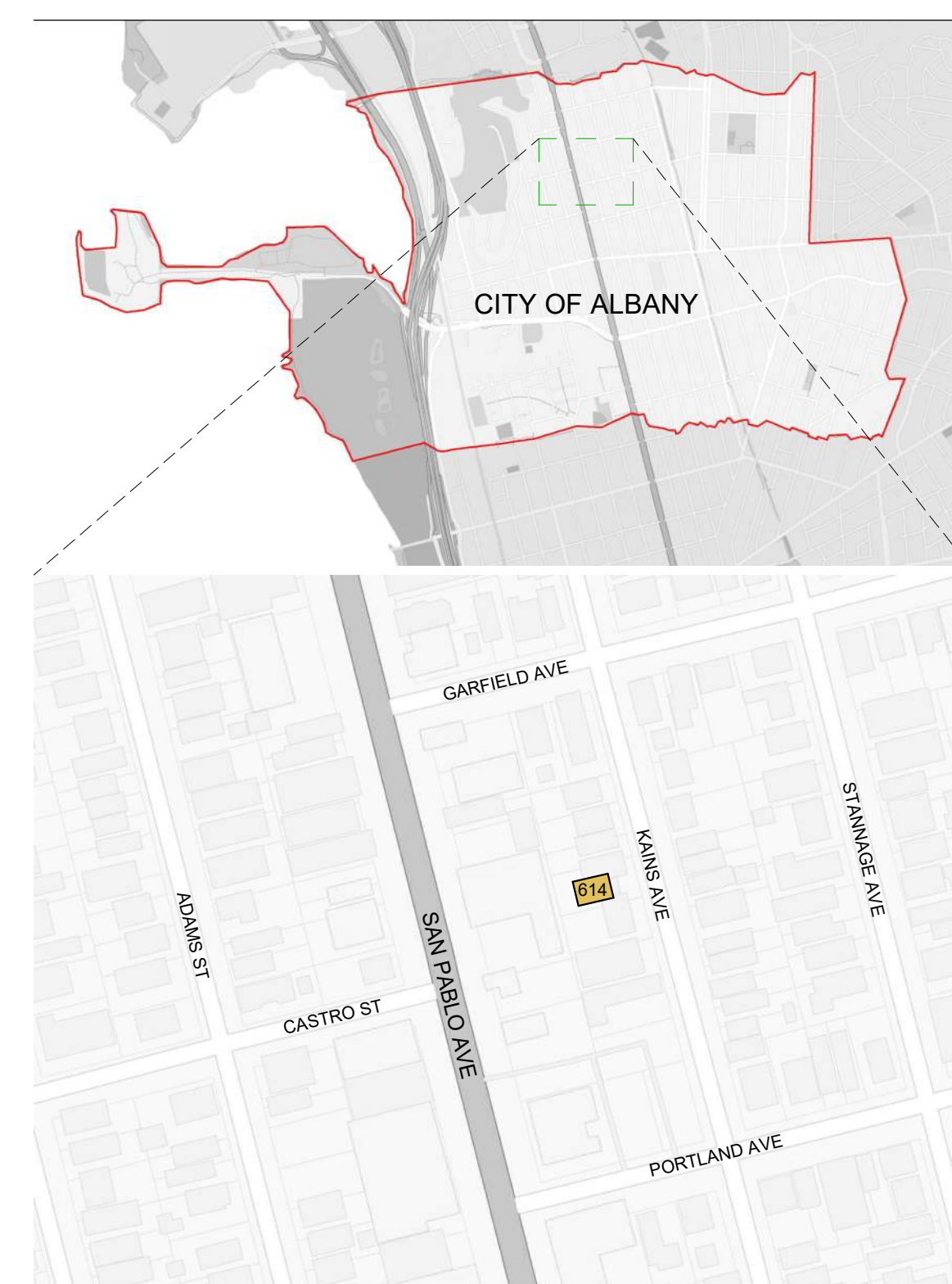
SYMBOLS

	SECTION REFERENCE		REFERENCE GRID
	EXTERIOR ELEVATION REFERENCE		ELEVATION TARGET
	INTERIOR ELEVATION REFERENCE		WINDOW NUMBER
			DOOR NUMBER
			REVISION NUMBER

SHEET INDEX

SHEET NUMBER	SHEET NAME	PLANNING-03.28.2022
A0.0	COVER SHEET	•
A0.1	DOOR AND WINDOW SCHEDULE	•
A1.0	SITE SURVEY	•
A1.1	SITE PLAN	•
A2.0	EXISTING FLOOR PLANS / ROOF PLAN	•
A2.1	PROPOSED FLOOR PLANS / ROOF PLAN	•
A3.0	EXISTING BUILDING ELEVATIONS	•
A3.1	PROPOSED BUILDING ELEVATIONS	•
A4.0	BUILDING SECTIONS / AXONS	•

VICINITY MAP



PROJECT LOCATION

PROJECT INFORMATION

PROJECT ADDRESS	614 KAINS AVE, ALBANY CA94706
ASSESSOR'S PARCEL	67-2813-3-2
OCCUPANCY	R3
CONSTRUCTION TYPE	V
GENERAL PLANNING AREA	R-3
PROJECT DESCRIPTION	Rear building expansion of 380 SF onto an existing 1,257 SF single family residence. Remodel existing ground floor utility room into one bathroom and one laundry closet, with one bedroom expansion. Remodel on lower level with kitchen expansion and a new outdoor deck. Most windows and doors to be new units.

PROJECT DIRECTORY

OWNER	YUAN-YUAN WEN & YI-CHEN WANG 614 KAINS AVE, ALBANY CA94706 917-306-8597 hide.studio@gmail.com
DESIGNER	YUAN-YUAN WEN & YI-CHEN WANG 614 KAINS AVE, ALBANY CA94706 917-306-8597 hide.studio@gmail.com
ENGINEER	TBD
CONTRACTOR	TBD

DESIGNER / ENGINEER

STAMP

Stamps & Approvals

PROJECT

WANG WEN RESIDENCE

KITCHEN EXPANSION AND SECOND STORY ADDITION

Contact **YUAN-YUAN WEN**
YI-CHEN WANG

Address **614 KAINS AVE, ALBANY**
CA 94706

Phone/Email **917-306-8597**
hide.studio@gmail.com

ISSUE

Rev	Date	Description
-----	------	-------------

TITLE / SHEET NUMBER

Project Number **001**

Project Phase

Sheet Title

COVER SHEET

Scale **As indicated**

Date **03/28/22**

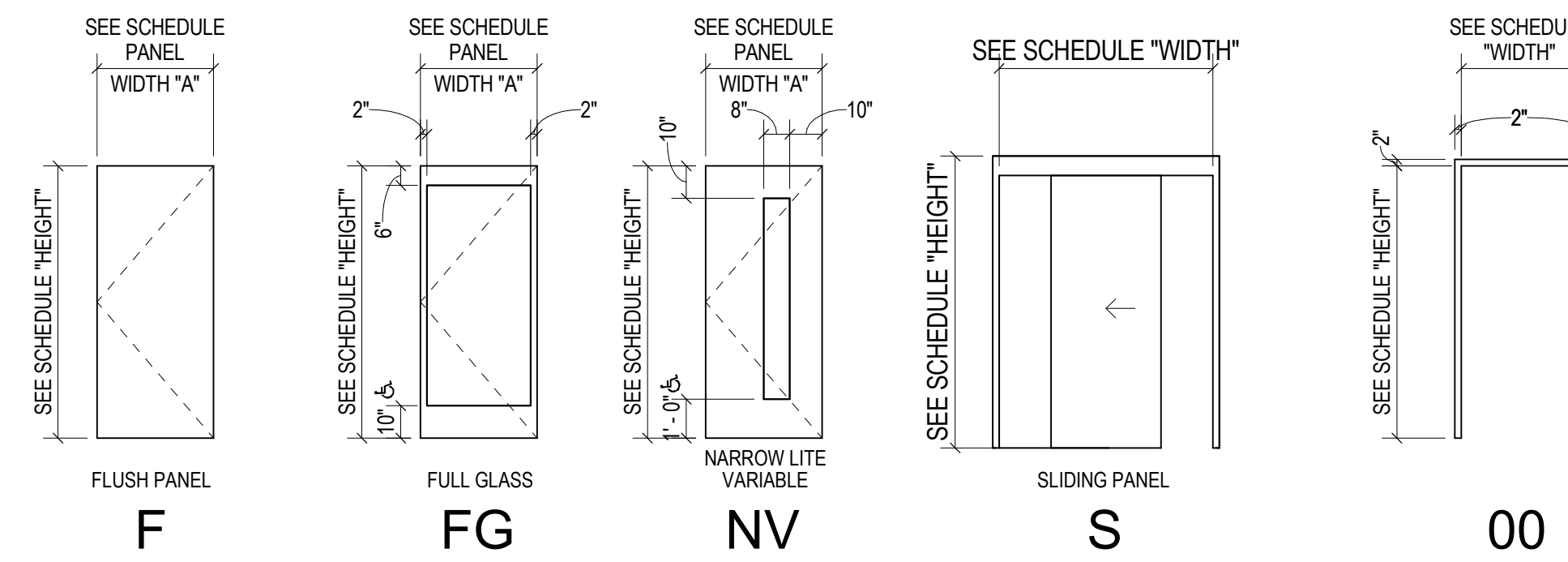
Drawn By **YW**

Sheet Number

A0.0

Rev. No.

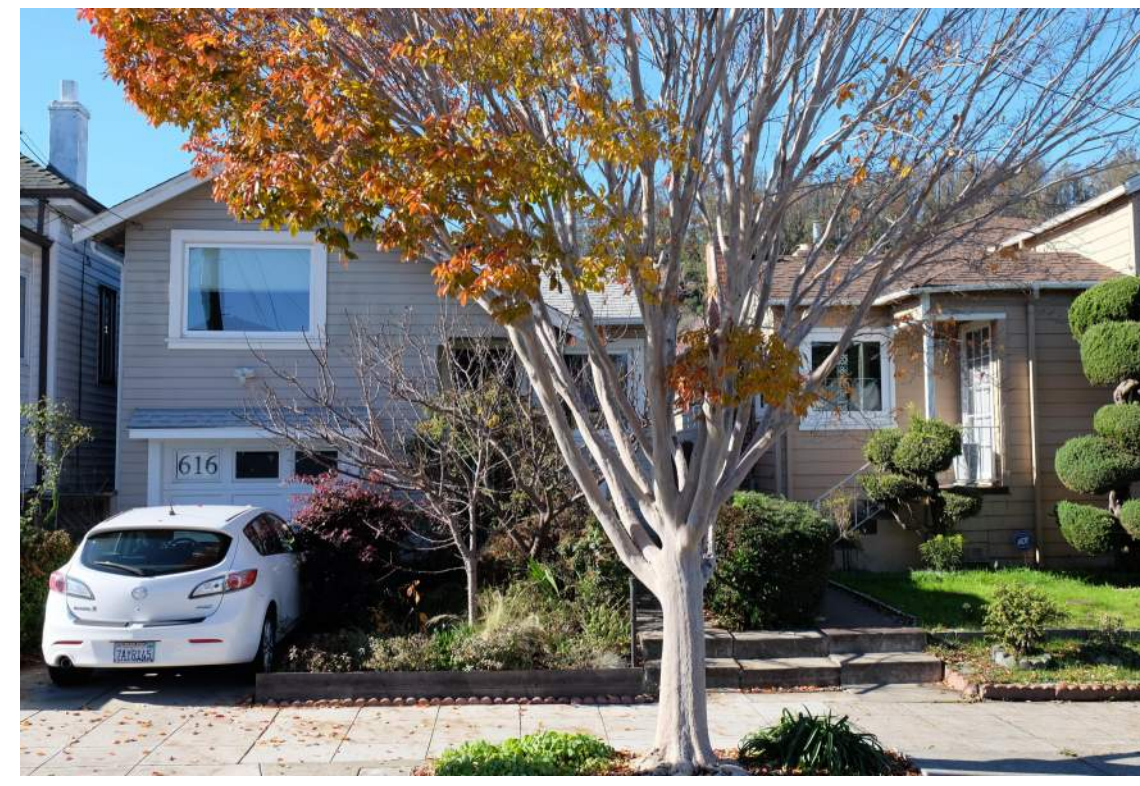
DOOR SCHEDULE													
IDENTIFICATION		DOOR PANEL							DOOR FRAME				
DOOR NUMBER	ROOM NAME	WIDTH	HEIGHT	PANEL STYLE	PANEL WIDTH A	PANEL WIDTH B	PANEL MATERIAL	PANEL FINISH	PANEL INFILL	FRAME STYLE	FRAME MATERIAL	HARDWARE	Comments
Exterior													
D-01	LIVING ROOM	3' - 0"	6' - 8"	NV	3' - 0"		WD			00	WD	KEYED ENTRY	
D-02	GARAGE PROPOSED	2' - 8"	6' - 6 1/2"	NV	2' - 8"		WD			00	WD	KEYED ENTRY	
D-03	KITCHEN - PROPOSED	8' - 11 1/2"	6' - 7 1/2"	FG	3' - 0"	3' - 0" / 3' - 0"	TBD					KEYED ENTRY	
Interior													
D-04	ENTRY CLOSET	2' - 1 3/4"	6' - 8"	F	2' - 1 3/4"		WD			00	WD		
D-05	GARAGE PROPOSED	2' - 8"	6' - 8"	F	2' - 8"		WD			00	WD		
D-06	BATHROOM 2	2' - 4"	6' - 8"	F	2' - 4"		WD			00	WD		
D-07	LAUNDRY CLOSET	2' - 8"	6' - 8"	F	2' - 8"		WD			00	WD		
D-08	HALLWAY 2	2' - 8"	6' - 8"	F	2' - 8"		WD			00	WD		
D-09	BEDROOM 3	2' - 8"	6' - 8"	F	2' - 8"		WD			00	WD		
D-10	BEDROOM 3 CLOSET	5' - 10"	7' - 6"	S	2' - 10"		WD			00	WD		
D-11	BEDROOM 1	2' - 8"	6' - 8"	F	2' - 8"		WD			00	WD		
D-12	BEDROOM 1 CLOSET	5' - 10"	7' - 6"	S	2' - 10"		WD			00	WD		
D-13	BATHROOM 1	2' - 4"	6' - 8"	F	2' - 4"		WD			00	WD		
D-14	CLOSET	1' - 8"	6' - 8"	F	1' - 8"		WD			00	WD		
D-15	BEDROOM 2	2' - 8"	6' - 8"	F	2' - 8"		WD			00	WD		
D-16	BEDROOM 2 CLOSET	2' - 8"	6' - 8"	F	2' - 8"		WD			00	WD		



DOOR PANEL STYLE

DOOR FRAME STYLE

WINDOW SCHEDULE					
WINDOW NUMBER	OPERATION	LOCATION	NOMINAL HEIGHT	NOMINAL WIDTH	COMMENTS
W-01	PICTURE	LIVING ROOM	3' - 10"	3' - 10"	
W-02	PICTURE	LIVING ROOM	5' - 0"	1' - 6"	
W-03	SLIDING	BEDROOM 1	3' - 10"	3' - 10"	
W-04	SLIDING	BEDROOM 1	3' - 10"	3' - 10"	
W-05	DOUBLE HUNG	BATHROOM 1	2' - 10"	2' - 5"	
W-06	SLIDING	BEDROOM 2	3' - 4"	2' - 10"	
W-07	DOUBLE HUNG	GARAGE PROPOSED	2' - 11"	3' - 0"	
W-08	DOUBLE HUNG	BATHROOM 2	2' - 11"	3' - 0"	
W-09	CASEMENT	HALLWAY 2	4' - 0"	2' - 6"	
W-10	CASEMENT	BEDROOM 2	3' - 4"	2' - 10"	
W-11	SLIDING	BEDROOM 3	3' - 10"	3' - 10"	
W-12	CASEMENT	BEDROOM 3	3' - 0"	2' - 4"	
W-13	CASEMENT	KITCHEN - PROPOSED	3' - 7"	5' - 0"	
W-14	CASEMENT - PICTURE - CASEMENT	DINING - PROPOSED	4' - 0"	8' - 0"	
W-15	CASEMENT	CRAWL SPACE	2' - 0"	6' - 0"	
W-16	SLIDING	LIVING ROOM	3' - 4"	2' - 6 1/2"	
W-17	SLIDING	LIVING ROOM	3' - 4"	2' - 6 1/2"	
W-18	SKYLIGHT	BATHROOM 1	3' - 2"	2' - 4"	
W-19	SKYLIGHT	HALLWAY 2	3' - 2"	2' - 4"	
W-20	SKYLIGHT	KITCHEN	3' - 2"	5' - 0"	



616 KAINS AVE



614 KAINS AVE



612 KAINS AVE



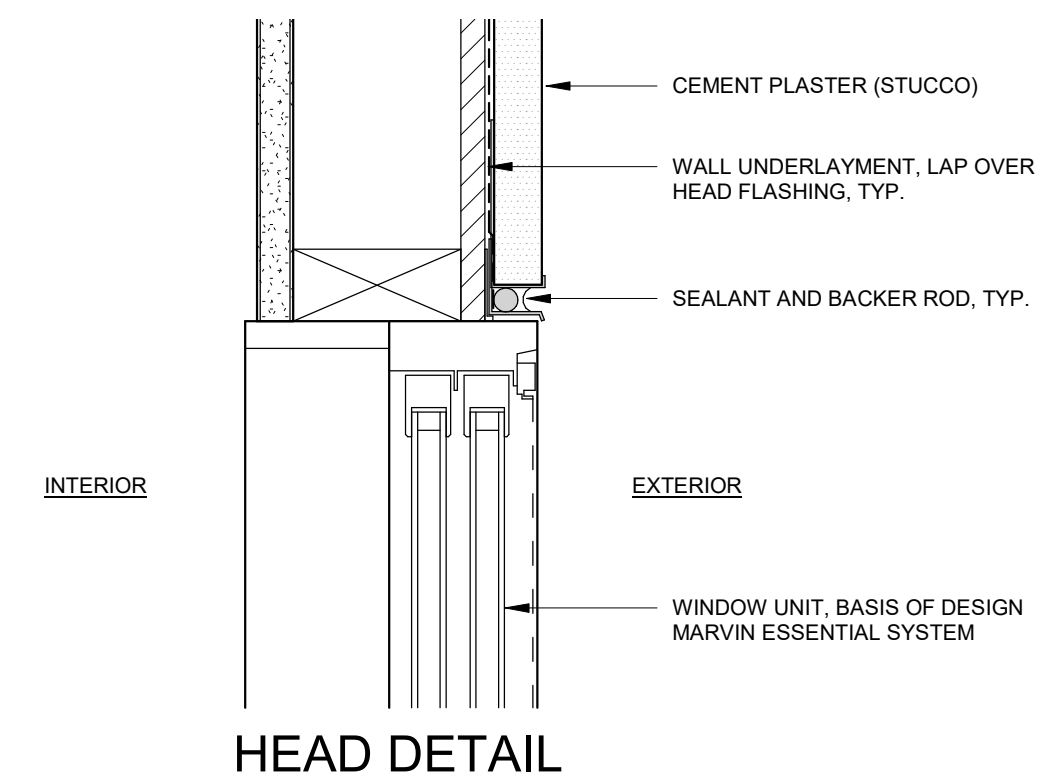
STREET VIEW FROM SOUTH



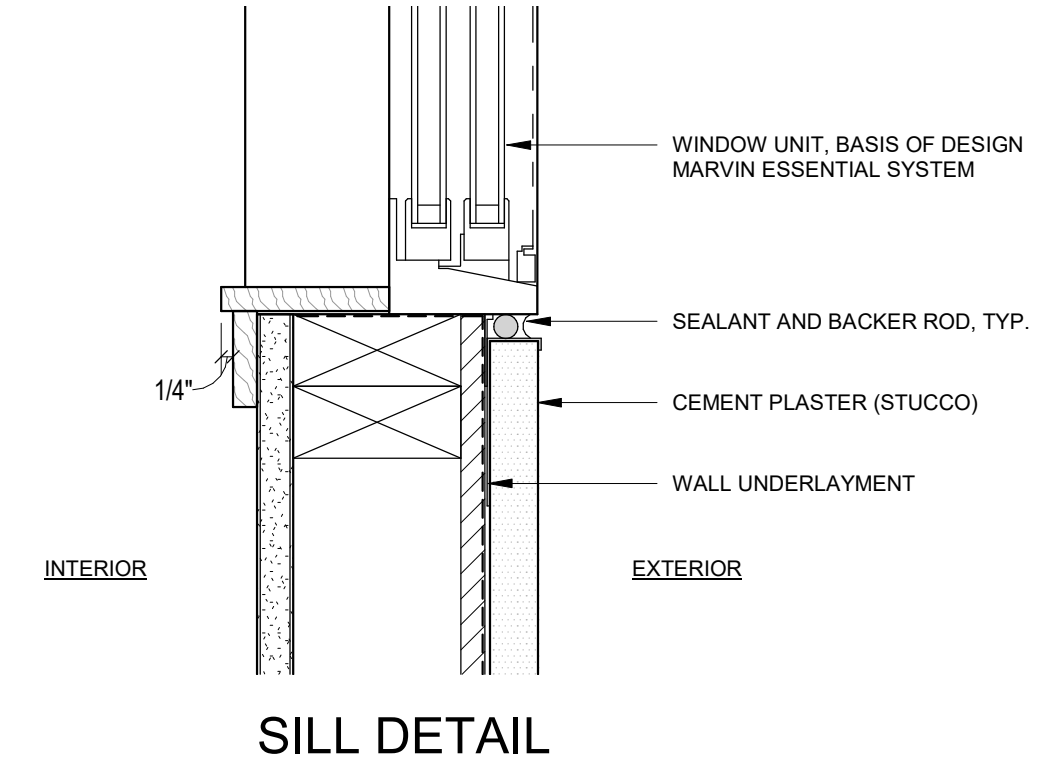
STREET VIEW FROM NORTH



REAR YARD VIEW (PROPOSED LOCATION OF NEW DEVELOPMENT)



HEAD DETAIL



SILL DETAIL

1 GLIDING WINDOW HEAD AND SILL DETAIL
3" = 1'-0"

GENERAL NOTES

- WINDOW & SKYLIGHT DIMENSIONS IN SCHEDULE ARE NOMINAL FRAME SIZES. VERIFY REQUIRED ROUGH OPENING SIZES WITH MANUFACTURE'S SPECIFICATIONS AND FIELD VERIFY.
- PROVIDE SCREENS AT ALL OPERABLE WINDOWS, U.N.O.
- ALL SAFETY GLASS SHALL BE IDENTIFIED BY NON-REMOVABLE INFO ETCHED IN CORNER OF GLASS.
 - GLAZING IS 9'-0" S.F. OR MORE
 - LOWEST EDGE OF GLAZING IS 18" OR LESS ABOVE WALKING SURFACE
 - UPPER EDGE IS LESS THAN 36" ABOVE WALKING SURFACE
 - EXCEPT WHEN UNIT IS PROTECTED BY HANDRAIL PER CBC.
 - BOTTOM / TOP OF STAIRS WITHIN 60" ABOVE FINISH FLOOR & 60" HORIZ. OF BOTTOM STAIR TREAD.
 - ENCLOSURES FOR SHOWER, TUBS, ETC. LESS THAN 60" ABOVE ANY HORIZ. SURFACE.
 - GLASS GUARDRAILS AND HANDRAILS
 - GLAZING IS WITHIN A 24" ARC OF THE VERTICAL EDGE OF ANY SWINGING DOOR OPENING.
 - EXCEPT WHEN PERPENDICULAR TO DOOR @ ON LATCH SIDE
 - WINDOW IS WITHIN 24" ARC OF FIXED PANELS IN SLIDING DOOR UNITS.
- ALL NEW EXTERIOR DOOR AND WINDOW GLAZING TO BE DOUBLE GLAZED AND COMPLY WITH CALIFORNIA TITLE-24 ENERGY REQUIREMENTS FOR MAXIMUM U-FACTORS. LOW E3 GLAZING TO BE PROVIDED WHERE REQUIRED BY ENERGY CALCULATIONS.
- EMERGENCY EGRESS WINDOWS TO BE PROVIDED WHERE REQUIRED BY CBC, AND WHERE NOTED ON DRAWINGS BY (EGRESS). GENERAL CONTRACTOR TO VERIFY WINDOWS MEET OR EXCEED MINIMUM CBC REQUIREMENTS, INCLUDING:
 - CLEAR AREA WHEN OPEN OF 5.7 SF
 - CLEAR OPEN HEIGHT OF 24"
 - CLEAR OPEN WIDTH 20"

DESIGNER / ENGINEER

STAMP

Stamps & Approvals

PROJECT

WANG WEN RESIDENCE

KITCHEN EXPANSION AND SECOND STORY ADDITION

Contact YUAN-YUAN WEN
YI-CHEN WANG

Address 614 KAINS AVE, ALBANY CA 94706

Phone/Email 917-306-8597
hide.studio@gmail.com

ISSUE

Rev	Date	Description

TITLE / SHEET NUMBER

Project Number 001

Project Phase

Sheet Title

DOOR AND WINDOW SCHEDULE

Scale As indicated

Date 03/28/22

Drawn By YW

Sheet Number

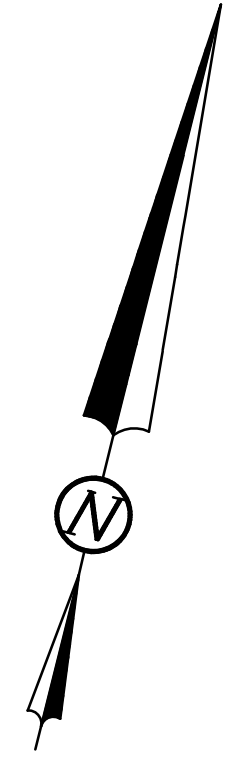
A0.1

Rev. No.



KAINS AVENUE (50')

- LEGEND**
- BLDG. BUILDING
 - B/S BASE OF STEPS
 - B/W BASE OF WALL
 - CONC. CONCRETE
 - C.O. CLEAN OUT
 - D.I. DRAIN INLET
 - D/W DRIVEWAY
 - E.M. ELECTRIC METER
 - F.F. FINISHED FLOOR
 - F/L FLOWLINE
 - F.H. FIRE HYDRANT
 - GR. GRADE
 - J.P. JOINT POLE
 - M.H. MANHOLE
 - OHW OVERHEAD WIRE
 - S.S. SANITARY SEWER
 - S/W SIDEWALK
 - T.C. TOP OF CURB
 - T/S TOP OF STEPS
 - W.M. WATER METER
 - W.V. WATER VALVE
 - ▬ BUILDING LINE
 - ▬ CONCRETE
 - ▬ WOOD FENCE



GENERAL NOTES:

DIMENSIONS ARE IN FEET AND DECIMAL FEET.

DIMENSIONS SHOWN FROM BUILDINGS TO PROPERTY LINES ARE MEASURED AT BUILDING CORNERS FROM THE EXTERIOR BUILDING FACE PERPENDICULAR TO THE PROPERTY LINE.

NO EASEMENTS REPORTED, PER NORTH AMERICAN TITLE COMPANY ORDER NUMBER 54706-1106221-11, DATED AUGUST 30, 2011.

ASSESSOR'S PARCEL NUMBER: 067-2813-03-2

PROPERTY AREA = 3,500 SQUARE FEET

DATE OF SURVEY: JANUARY 13, 2022

BASIS OF SURVEY:

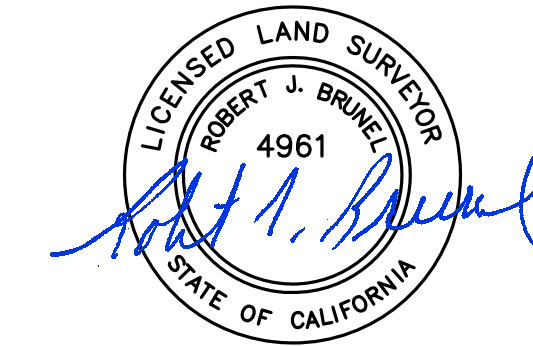
THIS SURVEY IS BASED UPON THE LINES, DIMENSIONS AND BEARINGS AS SHOWN ON MAP NO. 6 OF REGENTS PARK, FILED DECEMBER 3, 1906 (22 M 7).

BASIS OF BEARINGS:

THE MONUMENT LINE IN STANNAGE AVENUE BETWEEN GARFIELD AVENUE AND BRIGHTON AVENUE WAS TAKEN AS NORTH 14°11'00" WEST AS SHOWN ON THE CITY OF ALBANY MONUMENT MAPS.

DATUM:

ELEVATIONS ARE BASED UPON NAVD88 DATUM. THE DISK MONUMENT AT THE INTERSECTION OF GARFIELD AVENUE AND STANNAGE AVENUE DESIGNATED #12 WAS TAKEN AS ELEVATION = 39.16 FEET, DERIVED FROM GPS MEASUREMENTS.



HOUSE LOCATION SURVEY

LOT 29 AND THE SOUTHERLY 10 FEET OF LOT 28, BLOCK 15,
 MAP NO. 6 REGENTS PARK FILED DECEMBER 3, 1906 (22 M 7)
 LOCATED AT 614 KAINS AVENUE
 CITY OF ALBANY, COUNTY OF ALAMEDA, CALIFORNIA

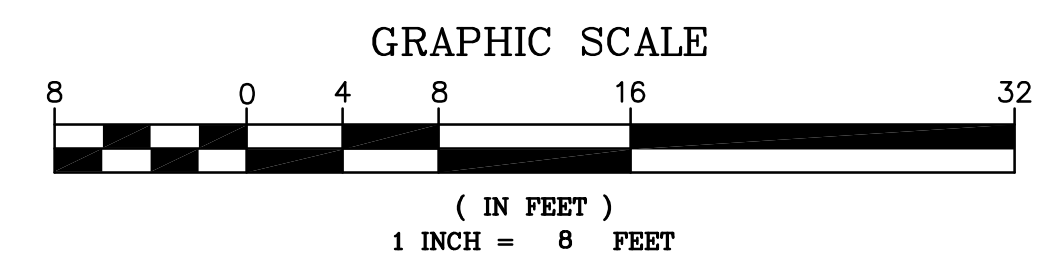
FEBRUARY 28, 2022

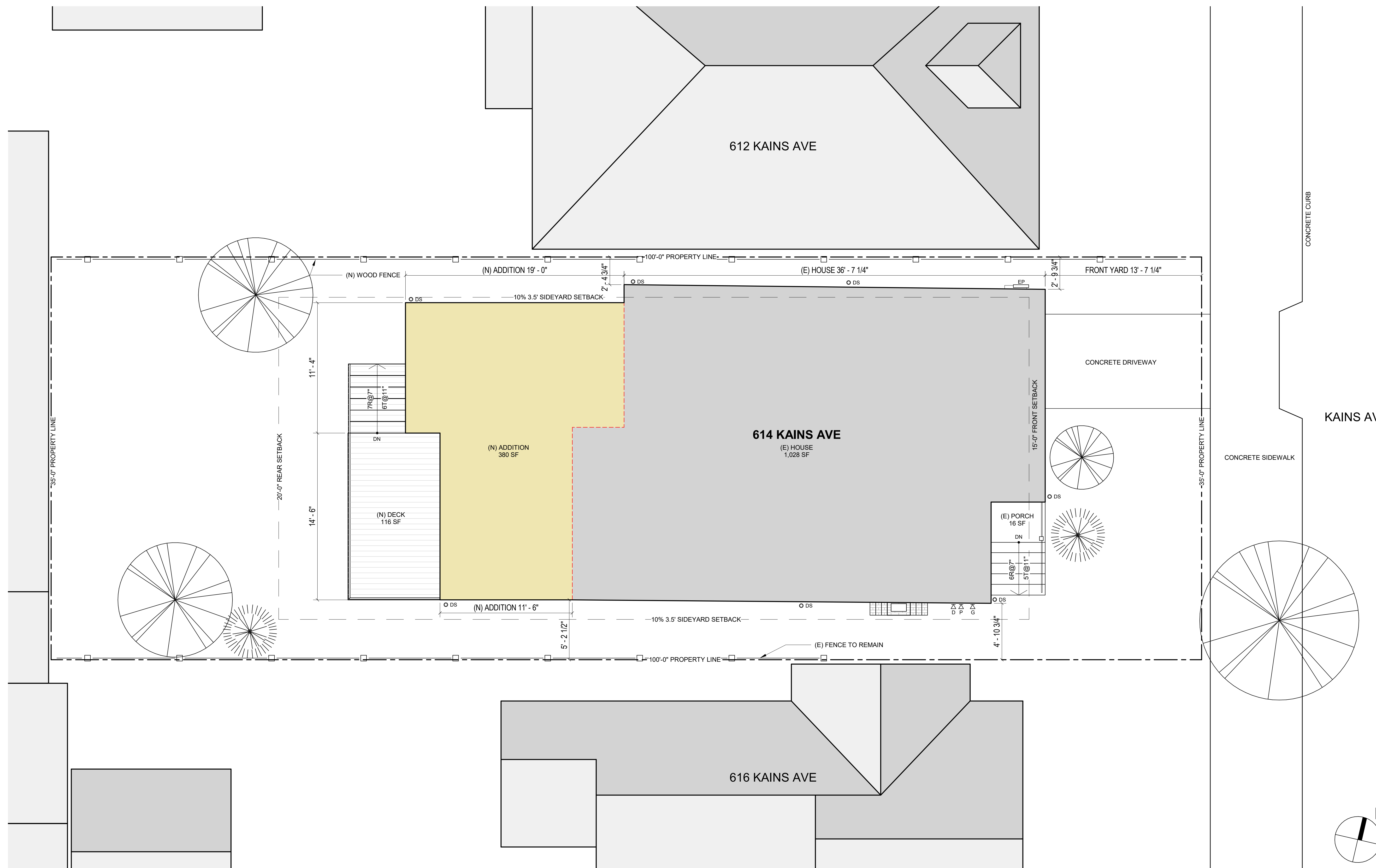
SCALE: 1" = 8'

MORAN ENGINEERING, INC.

CIVIL ENGINEERS \ LAND SURVEYORS
 1930 SHATTUCK AVENUE, SUITE A
 BERKELEY, CALIFORNIA 94704
 (510) 848-1930

A1.0





DESIGNER / ENGINEER

STAMP
Stamps & Approvals

PROJECT
WANG WEN RESIDENCE
KITCHEN EXPANSION AND SECOND STORY ADDITION

Contact YUAN-YUAN WEN
YI-CHEN WANG

Address 614 KAINS AVE, ALBANY CA 94706

Phone/Email

ISSUE
Rev Date Description

TITLE / SHEET NUMBER

Project Number 001

Project Phase

Sheet Title

SITE PLAN

Scale As indicated

Date 03/28/22

Drawn By YW

Sheet Number

Rev. No. **A1.1**

1 SITE PLAN - PROPOSED
1/4" = 1'-0"

LEGEND

- PROPERTY LINE
- CITY SETBACK LINE
- EP MAIN ELECTRICAL PANEL & METER
- o DS DOWNSPOUT
- Δ G GAS METER
- Δ P Δ D PHONE & DATE

GENERAL NOTES

1. REFER TO SITE SURVEY PREPARED BY ROBERT BRUNEL OF MORAN ENGINEERING FOR BUILDING LOCATION ON SITE & PROXIMITY TO NEIGHBORING STRUCTURES.

STAMP

Stamps & Approvals

PROJECT

WANG
WEN
RESIDENCE

KITCHEN EXPANSION AND
SECOND STORY ADDITION

Contact YUAN-YUAN WEN
YI-CHEN WANG

Address 614 KAINS AVE, ALBANY
CA 94706

Phone/Email 917-306-8597
hide.studio@gmail.com

ISSUE

Rev Date Description

TITLE / SHEET NUMBER

Project Number 001

Project Phase

Sheet Title

EXISTING
FLOOR PLANS /
ROOF PLAN

Scale 1/4" = 1'-0"

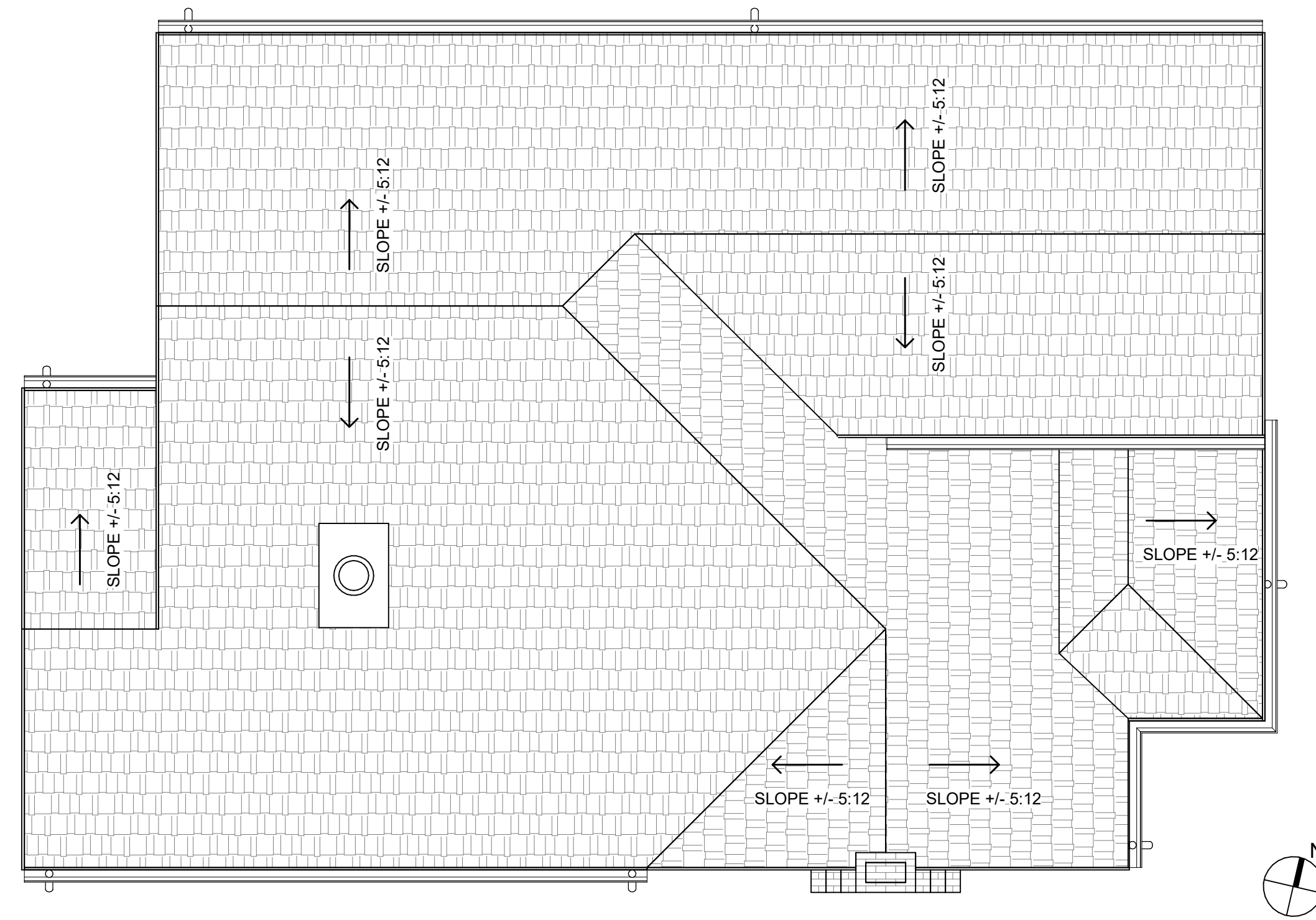
Date 03/28/22

Drawn By YW

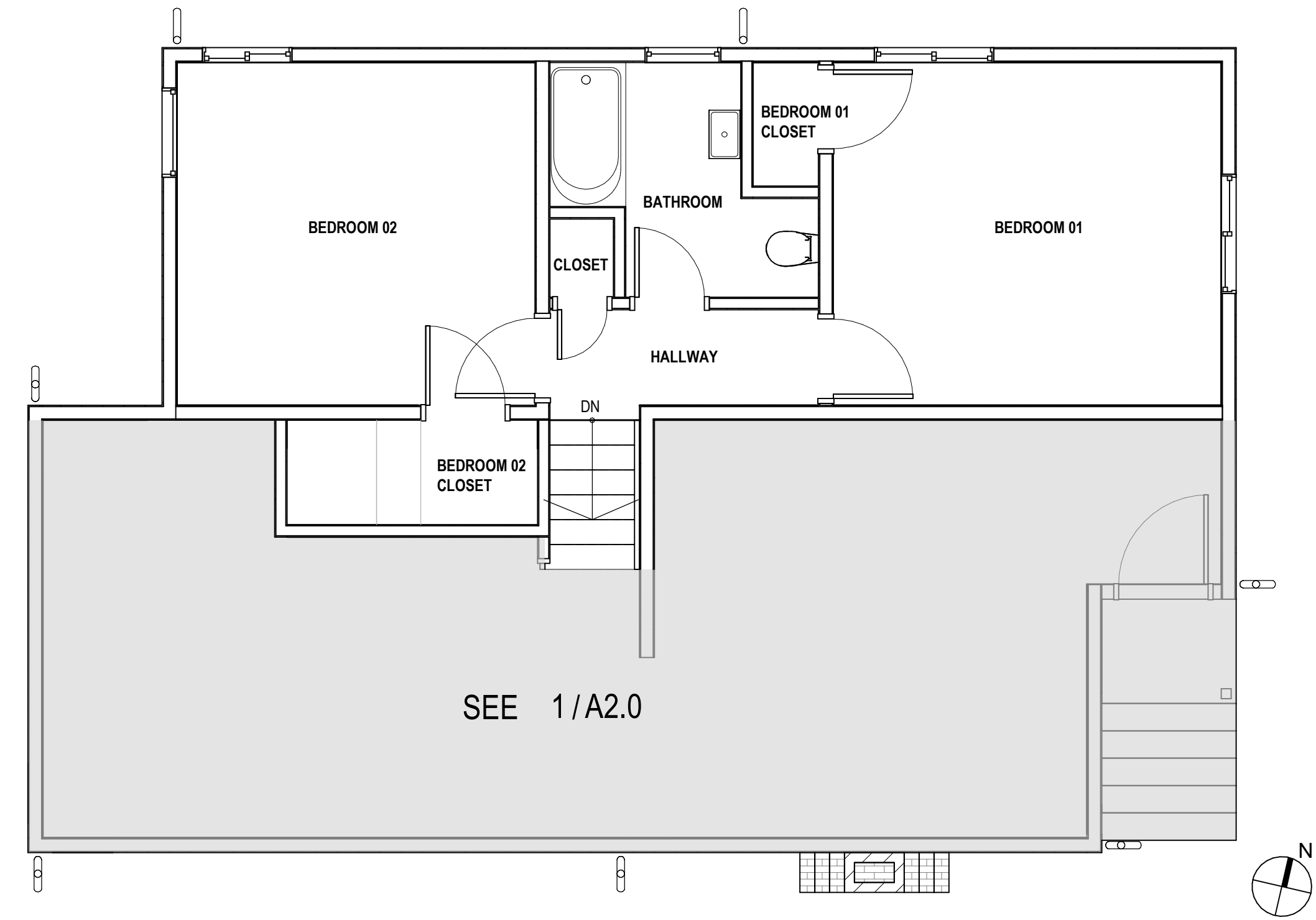
Sheet Number

A2.0

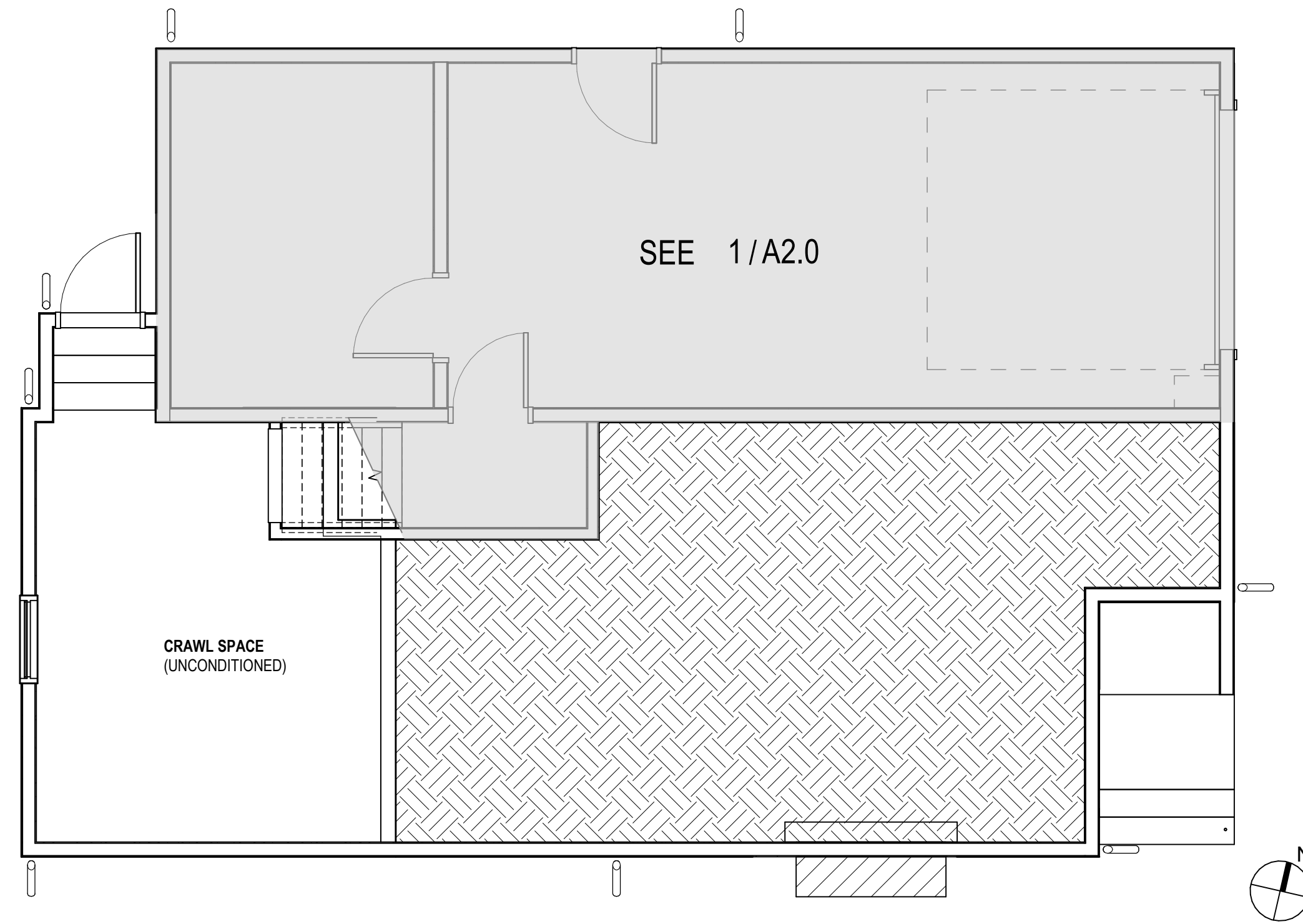
Rev. No.



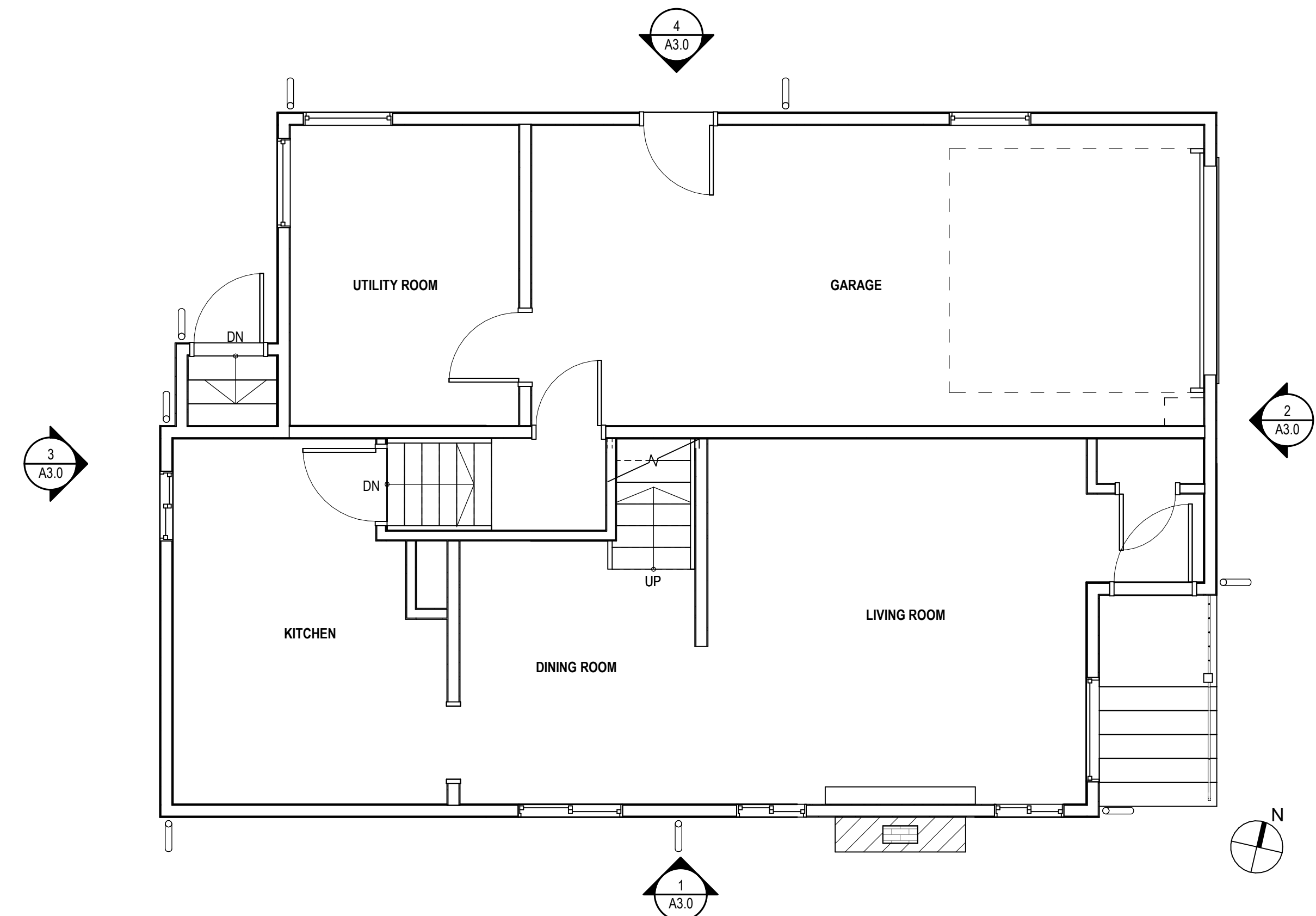
4 ROOF PLAN - EXISTING
1/4" = 1'-0"



2 UPPER LEVEL - EXISTING
1/4" = 1'-0"



3 CRAWL SPACE - EXISTING
1/4" = 1'-0"



1 GROUND LEVEL AND LEVEL 1 - EXISTING
1/4" = 1'-0"

STAMP

Stamps & Approvals

PROJECT

WANG
WEN
RESIDENCE

KITCHEN EXPANSION AND
SECOND STORY ADDITION

Contact YUAN-YUAN WEN
YI-CHEN WANG

Address 614 KAINS AVE, ALBANY
CA 94706

Phone/Email

ISSUE

Rev Date Description

TITLE / SHEET NUMBER

Project Number 001

Project Phase

Sheet Title

PROPOSED
FLOOR PLANS /
ROOF PLAN

Scale 1/4" = 1'-0"

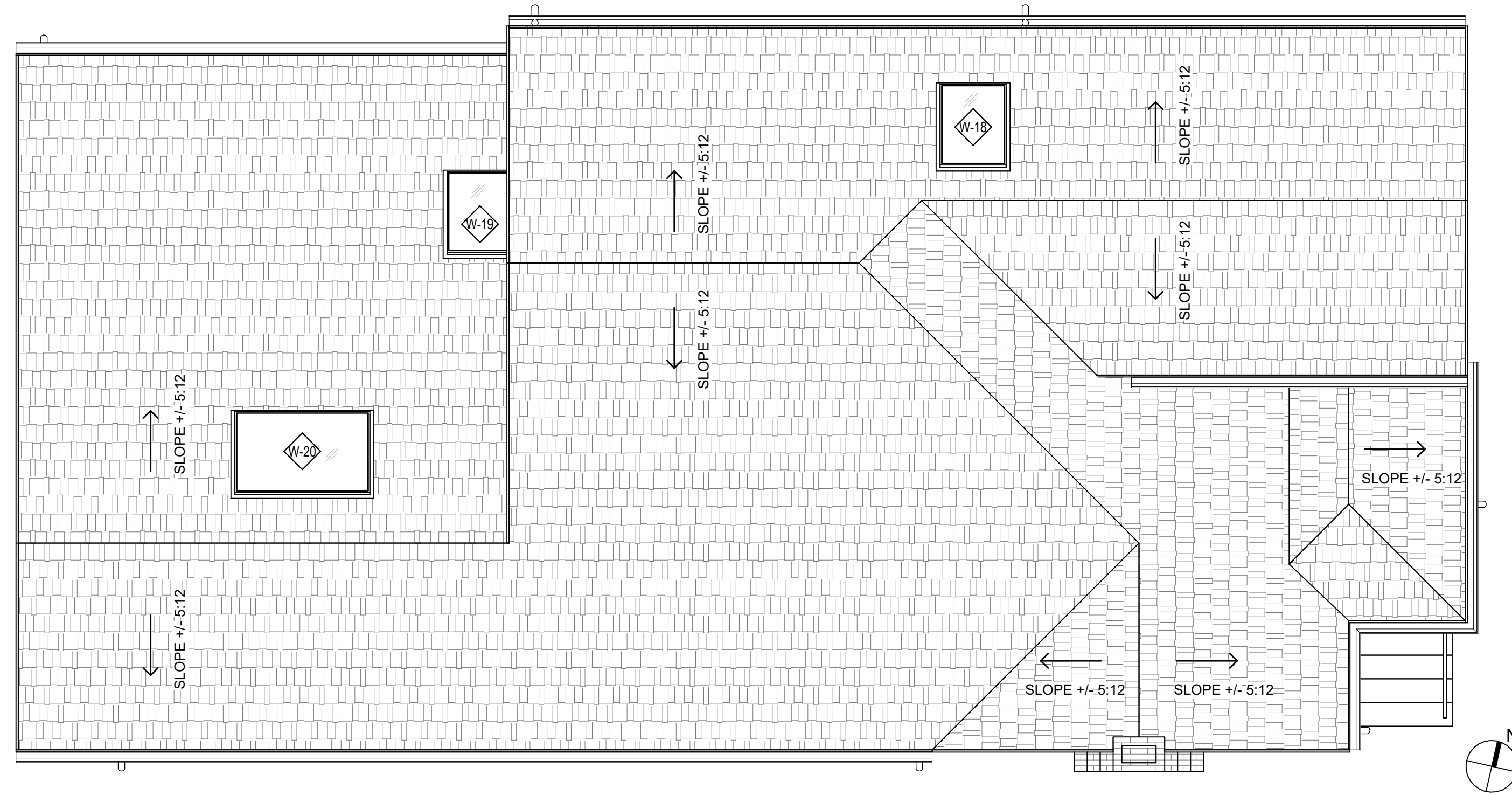
Date 03/28/22

Drawn By YW

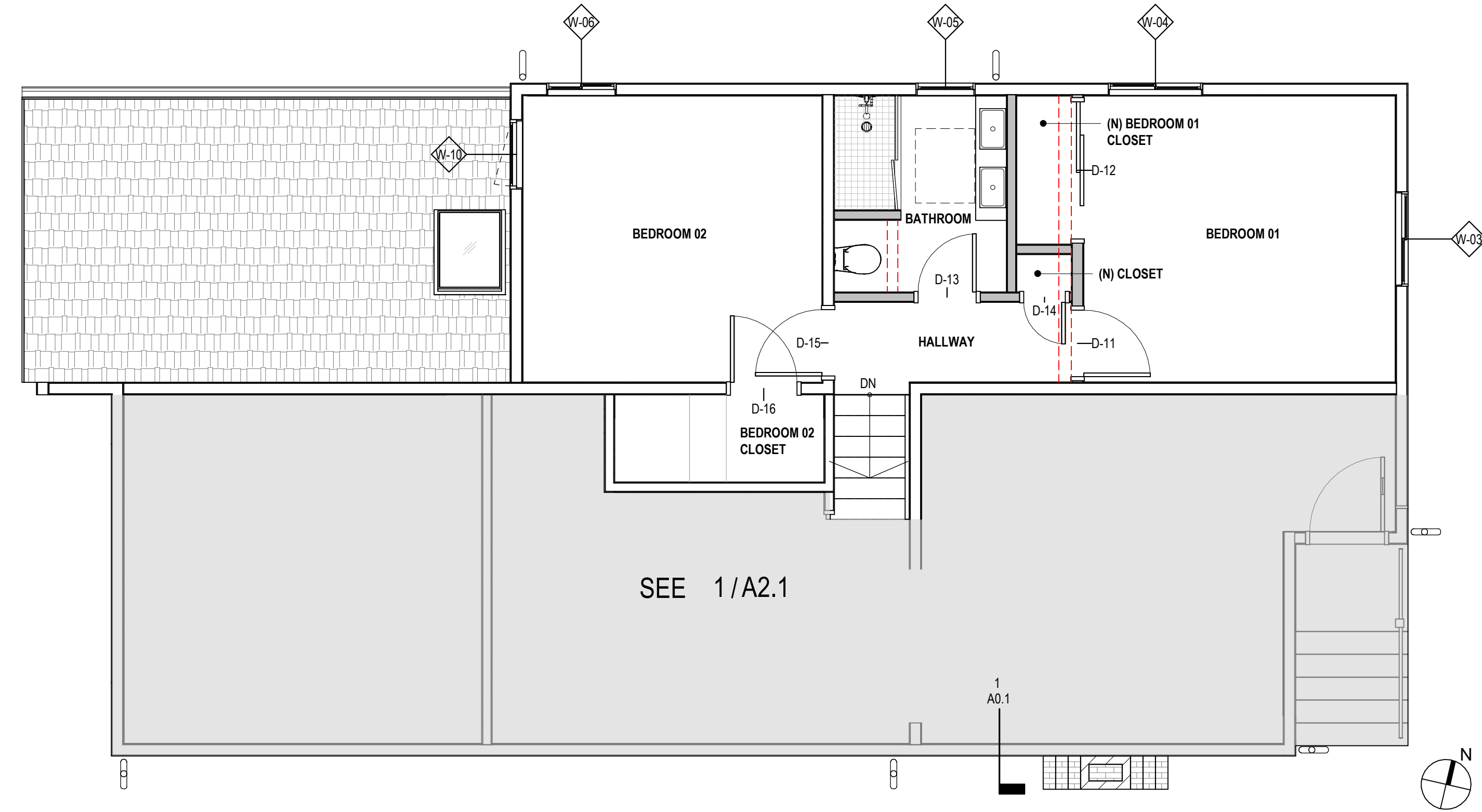
Sheet Number

A2.1

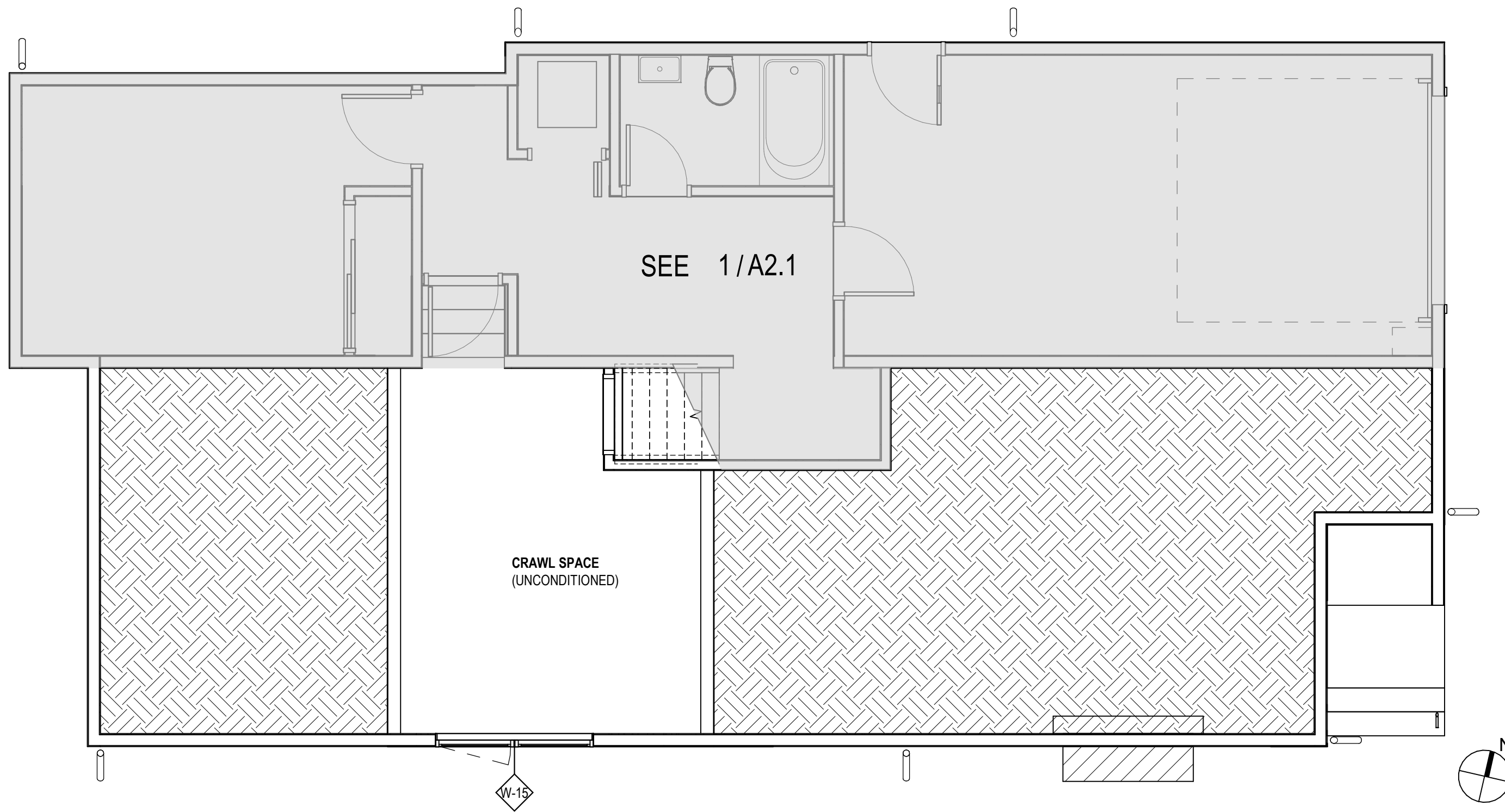
Rev. No.



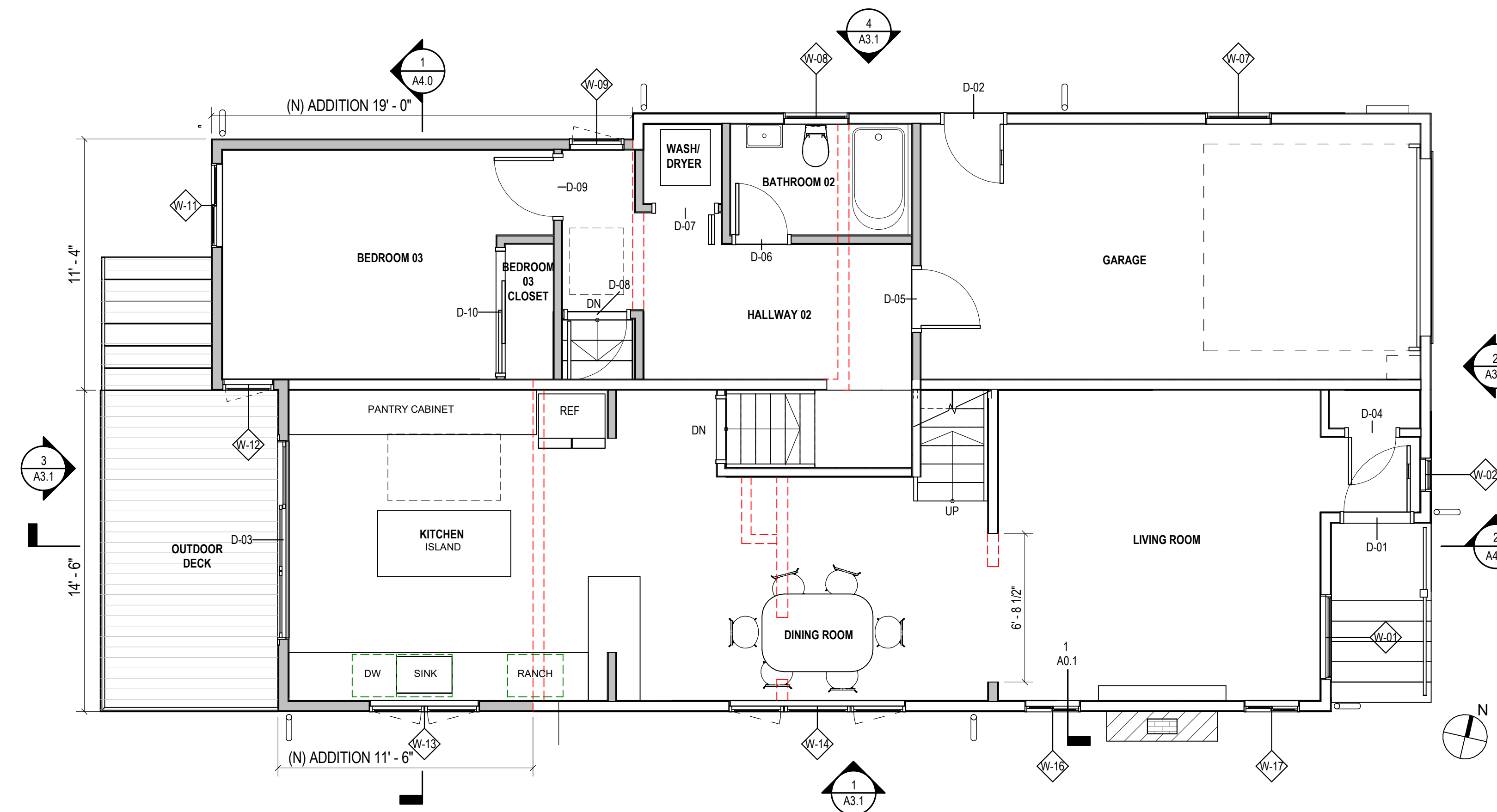
4 ROOF PLAN - PROPOSED
1/4" = 1'-0"



2 UPPER LEVEL - PROPOSED
1/4" = 1'-0"



3 CRAWL SPACE - PROPOSED
1/4" = 1'-0"



1 GROUND LEVEL AND LEVEL 1 - PROPOSED
1/4" = 1'-0"

LEGEND

- (E) WALL TO REMAIN
- (N) WALL
- (E) WALL TO BE DEMOLISHED

WANG WEN RESIDENCE

KITCHEN EXPANSION AND SECOND STORY ADDITION

Contact YUAN-YUAN WEN
YI-CHEN WANG

Address 614 KAINS AVE, ALBANY
CA 94706

Phone/Email 917-306-8597
hide.studio@gmail.com

ISSUE

Rev	Date	Description

TITLE / SHEET NUMBER

Project Number 001

Project Phase PLANNING

Sheet Title

EXISTING BUILDING ELEVATIONS

Scale 1/4" = 1'-0"

Date 03/28/22

Drawn By YW

Sheet Number

A3.0

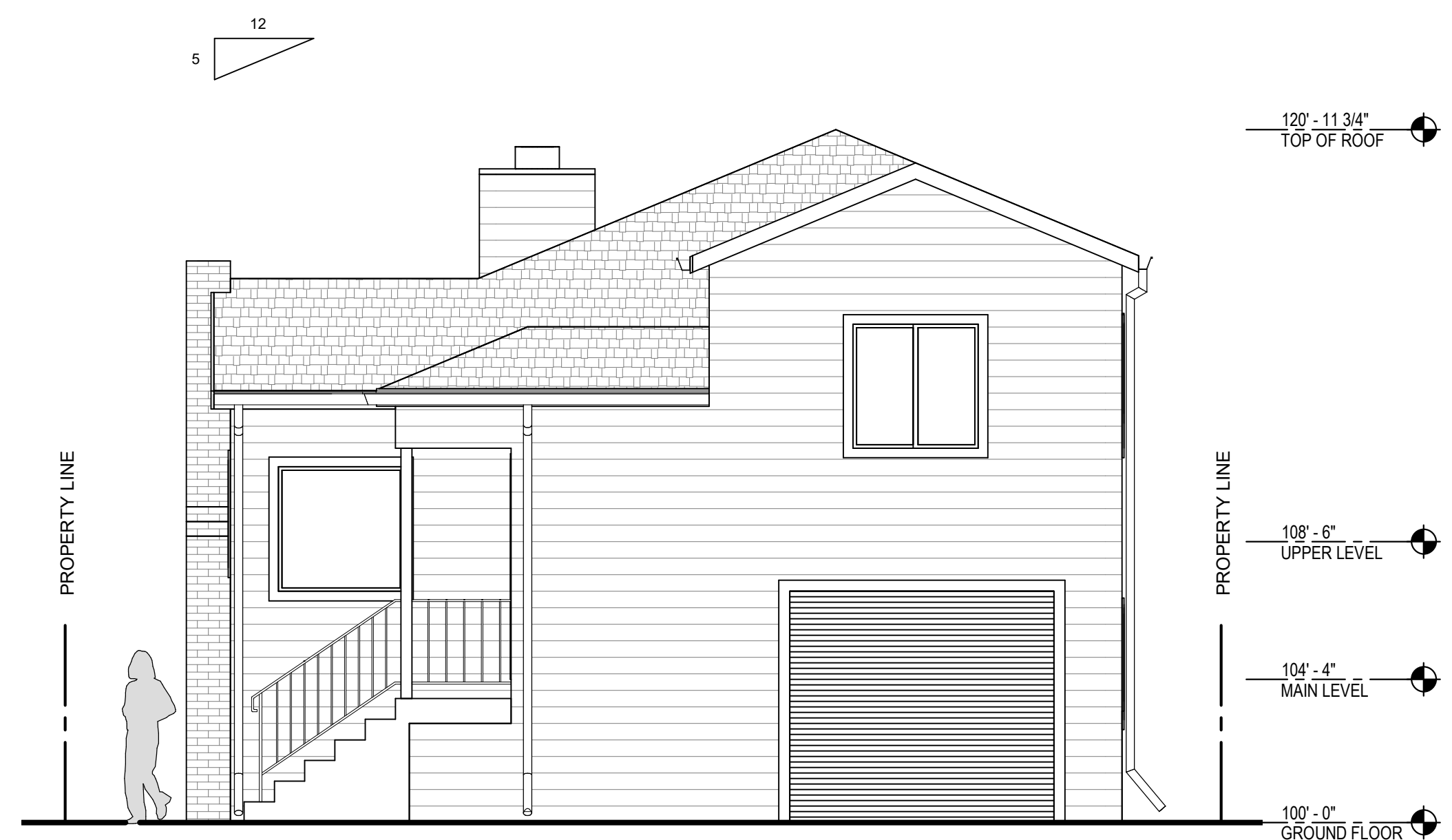
Rev. No.



4 NORTH ELEVATION - EXISTING
1/4" = 1'-0"



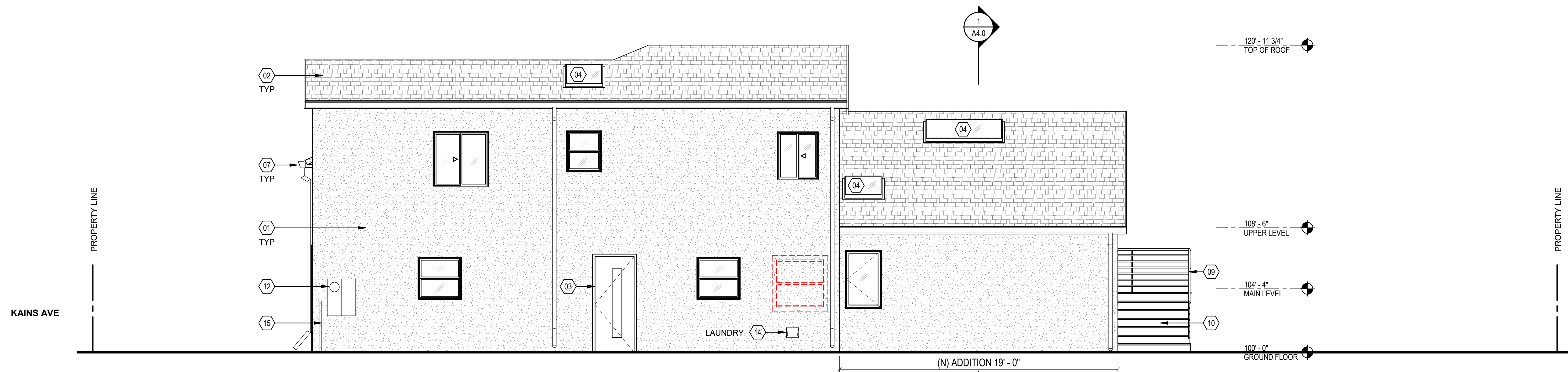
3 WEST ELEVATION - EXISTING
1/4" = 1'-0"



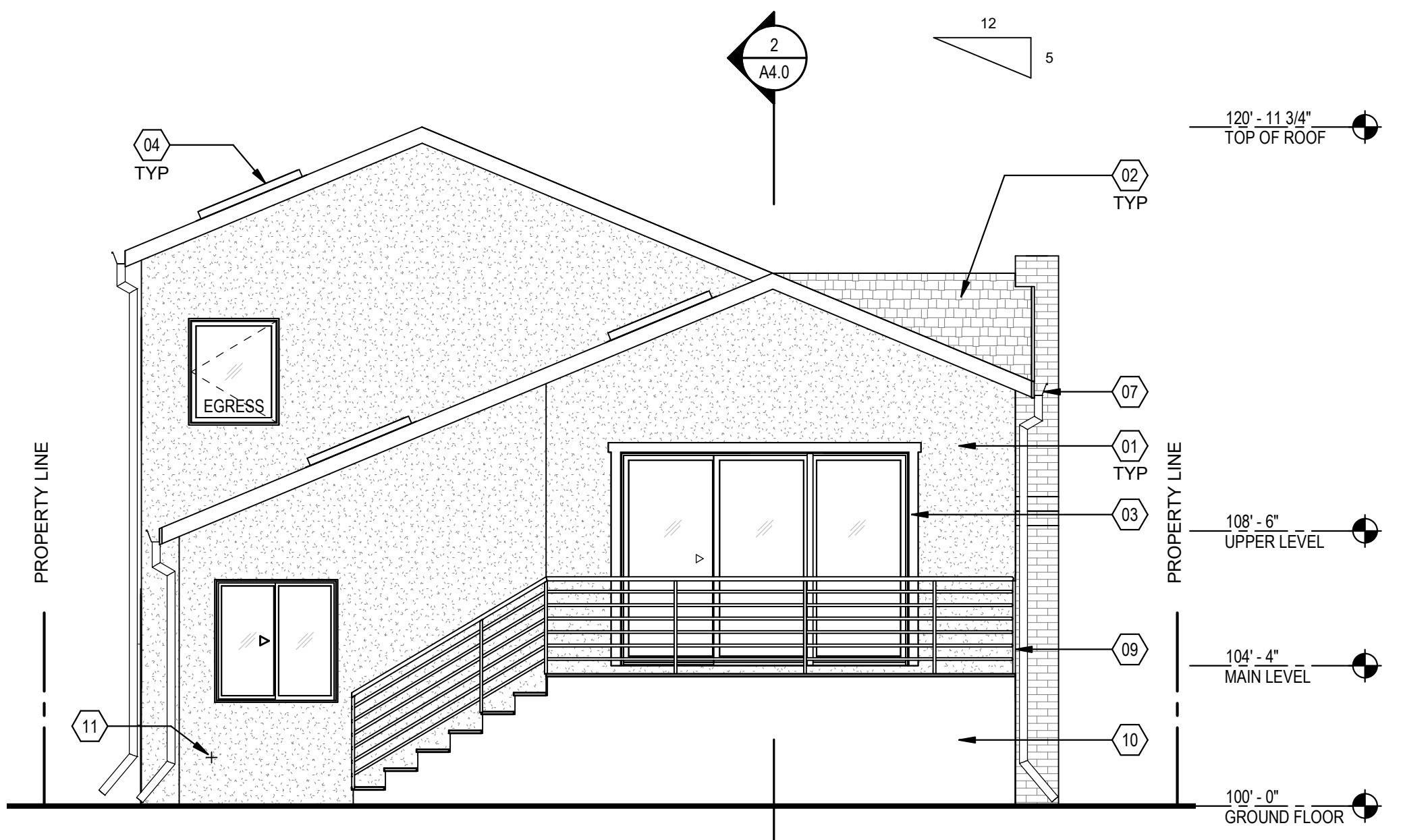
2 EAST ELEVATION - EXISTING
1/4" = 1'-0"



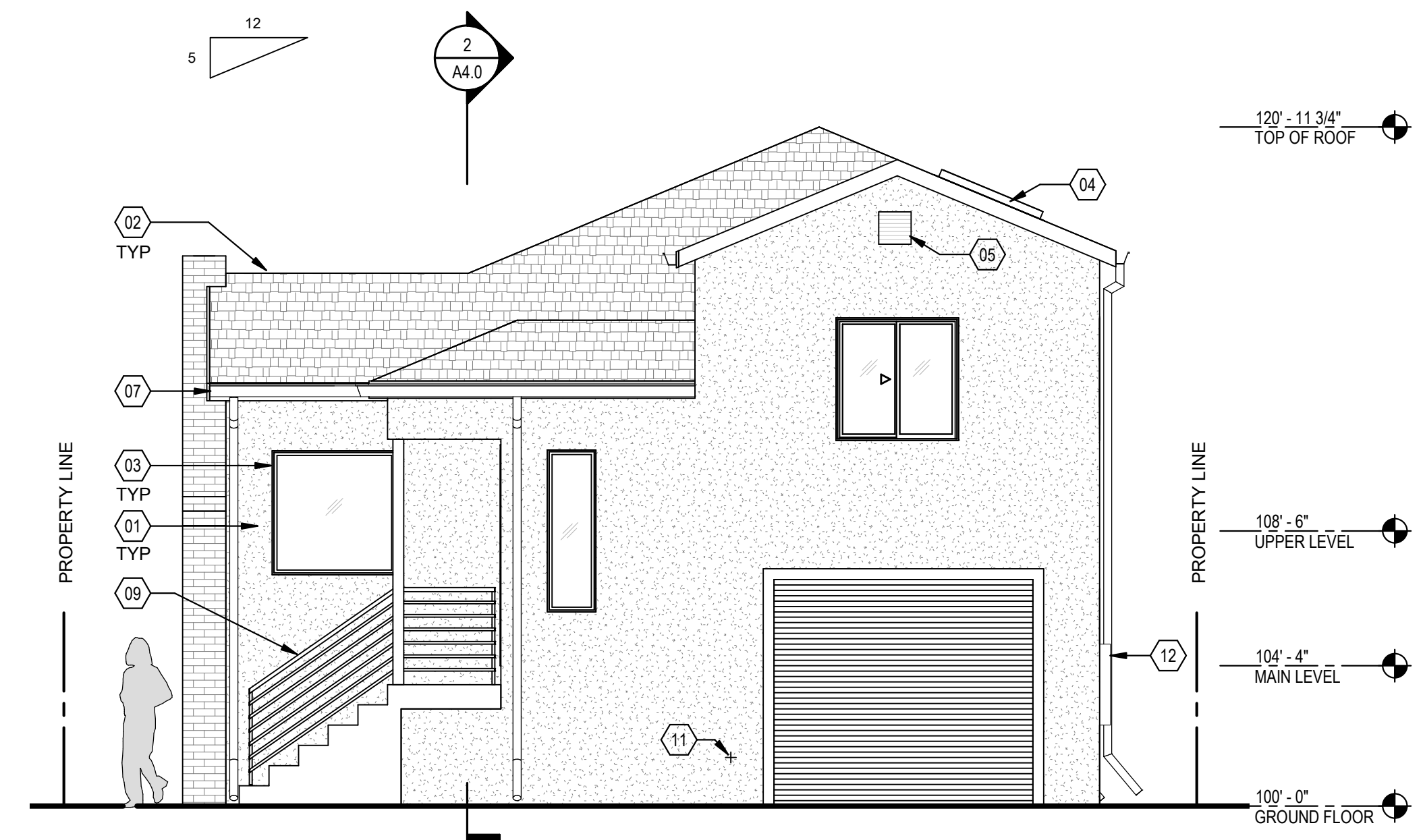
1 SOUTH ELEVATION - EXISTING
1/4" = 1'-0"



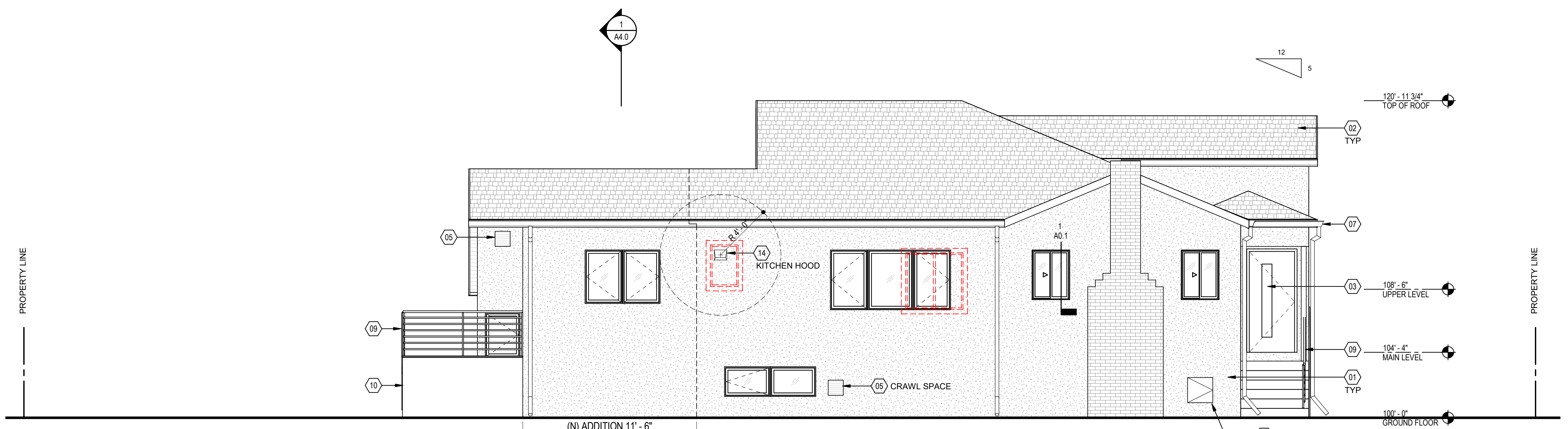
4 NORTH ELEVATION - PROPOSED
1/4" = 1'-0"



3 WEST ELEVATION - PROPOSED
1/4" = 1'-0"



2 EAST ELEVATION - PROPOSED
1/4" = 1'-0"



1 SOUTH ELEVATION - PROPOSED
1/4" = 1'-0"

KEYNOTES

- 01 (N) CEMENT PLASTER (STUCCO) WALL PAINTED
- 02 (N) ROOF ASPHALT SHINGLE
- 03 (N) DOORS & WINDOWS
- 04 (N) SKYLIGHT
- 05 (N) ATTIC VENTILATION GRILL
- 07 (N) ALUMINUM GUTTER & DOWNSPOUTS PAINTED
- 08 (N) FASCIA PAINTED
- 09 (N) METAL RAILING
- 10 (N) IPE DECK AND STAIRS
- 11 (N) HOSE BIB
- 12 (E) ELECTRIC METER
- 13 (E) GAS METER
- 14 (N) EXHAUST VENT
- 15 (N) WOOD GATE

DESIGNER / ENGINEER

STAMP

Stamps & Approvals

PROJECT

WANG WEN RESIDENCE

KITCHEN EXPANSION AND SECOND STORY ADDITION

Contact YUAN-YUAN WEN
YI-CHEN WANG

Address 614 KAINS AVE, ALBANY CA 94706

Phone/Email

ISSUE

Rev	Date	Description

TITLE / SHEET NUMBER

Project Number 001

Project Phase

Sheet Title

PROPOSED BUILDING ELEVATIONS

Scale 1/4" = 1'-0"

Date 03/28/22

Drawn By YW

Sheet Number

A3.1

Rev. No.

WANG WEN RESIDENCE

KITCHEN EXPANSION AND SECOND STORY ADDITION

Contact YUAN-YUAN WEN
YI-CHEN WANG

Address 614 KAINS AVE, ALBANY
CA 94706

Phone/Email

ISSUE

Rev	Date	Description

TITLE / SHEET NUMBER

Project Number 001

Project Phase

Sheet Title

BUILDING SECTIONS / AXONS

Scale 1/4" = 1'-0"

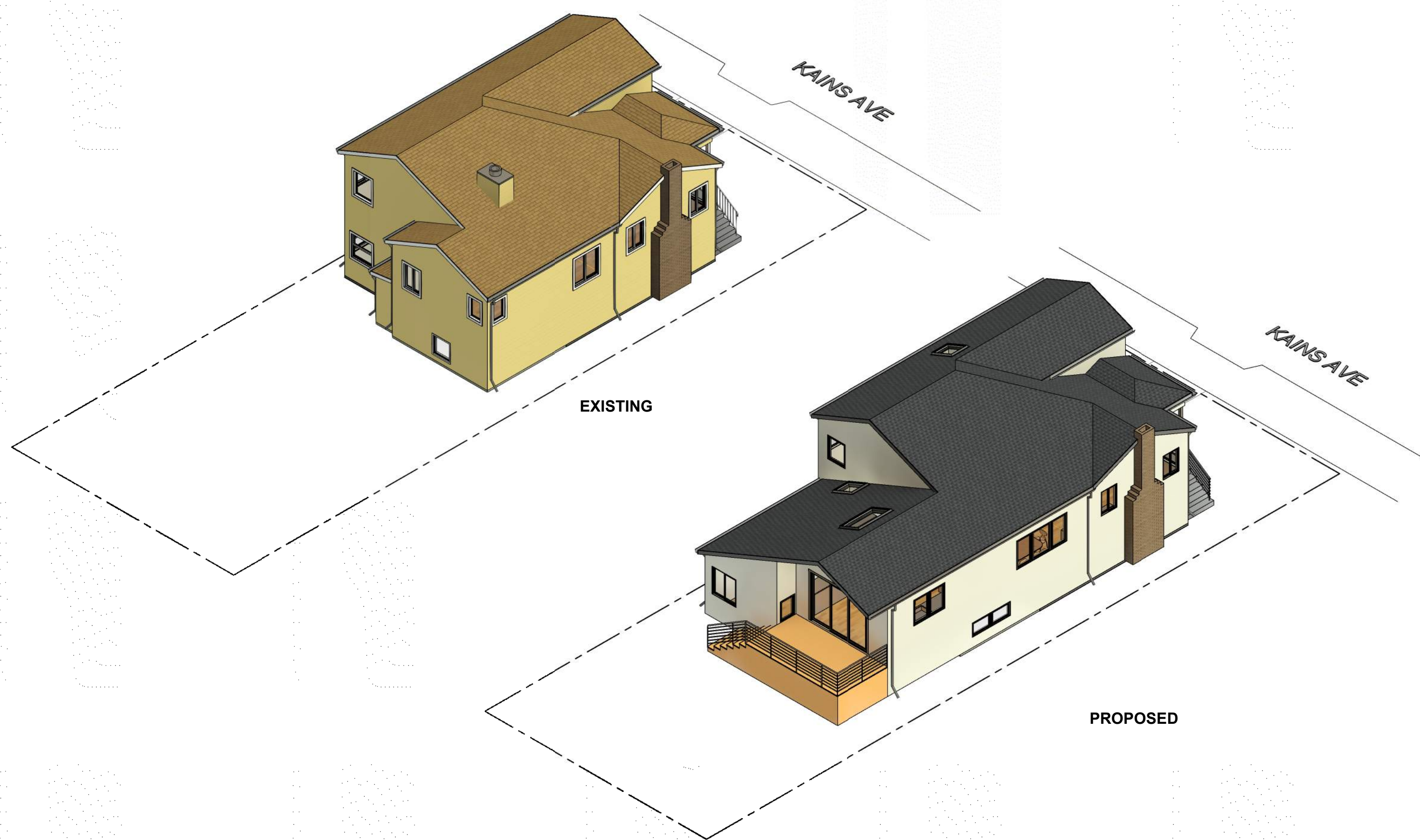
Date 03/28/22

Drawn By YW

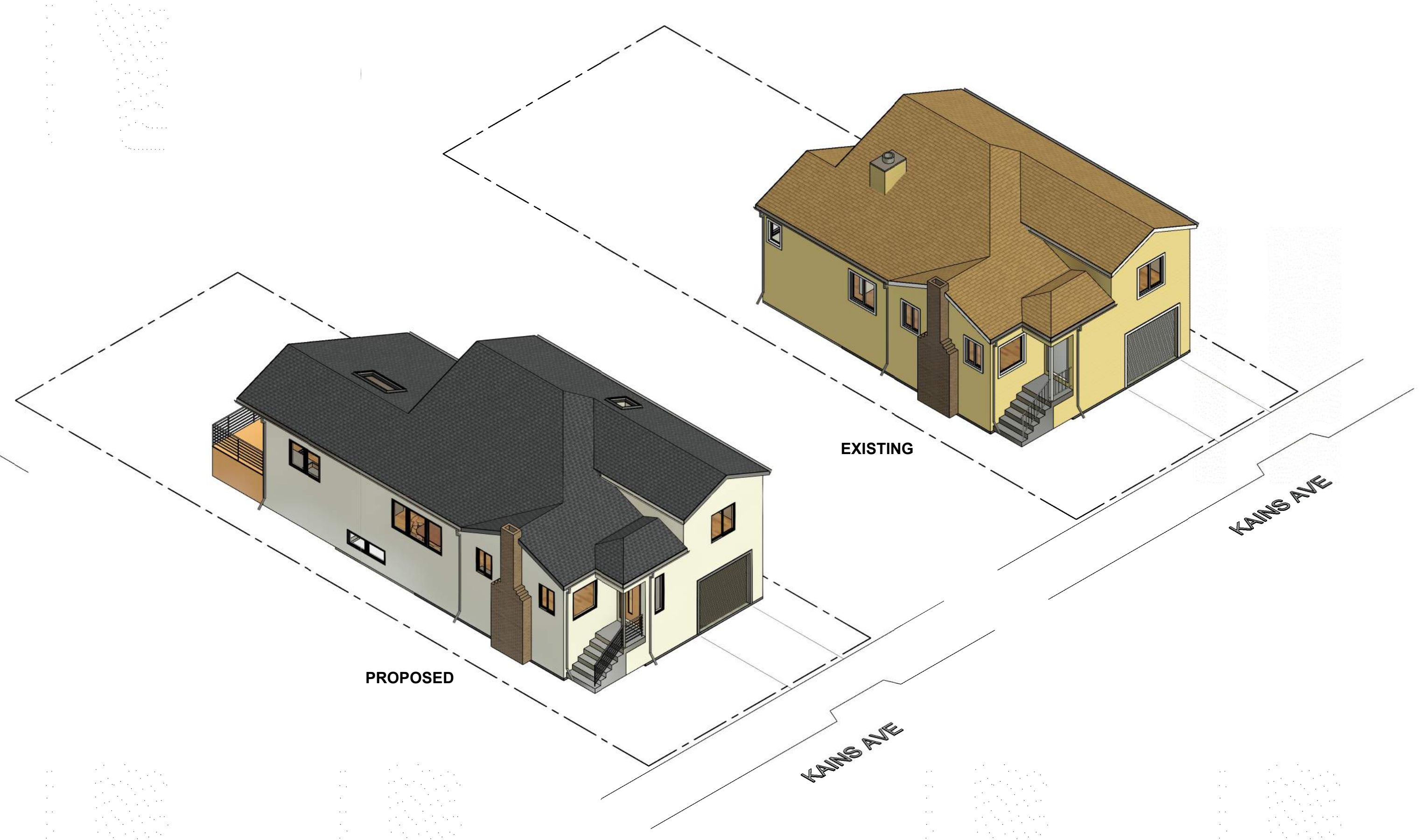
Sheet Number

A4.0

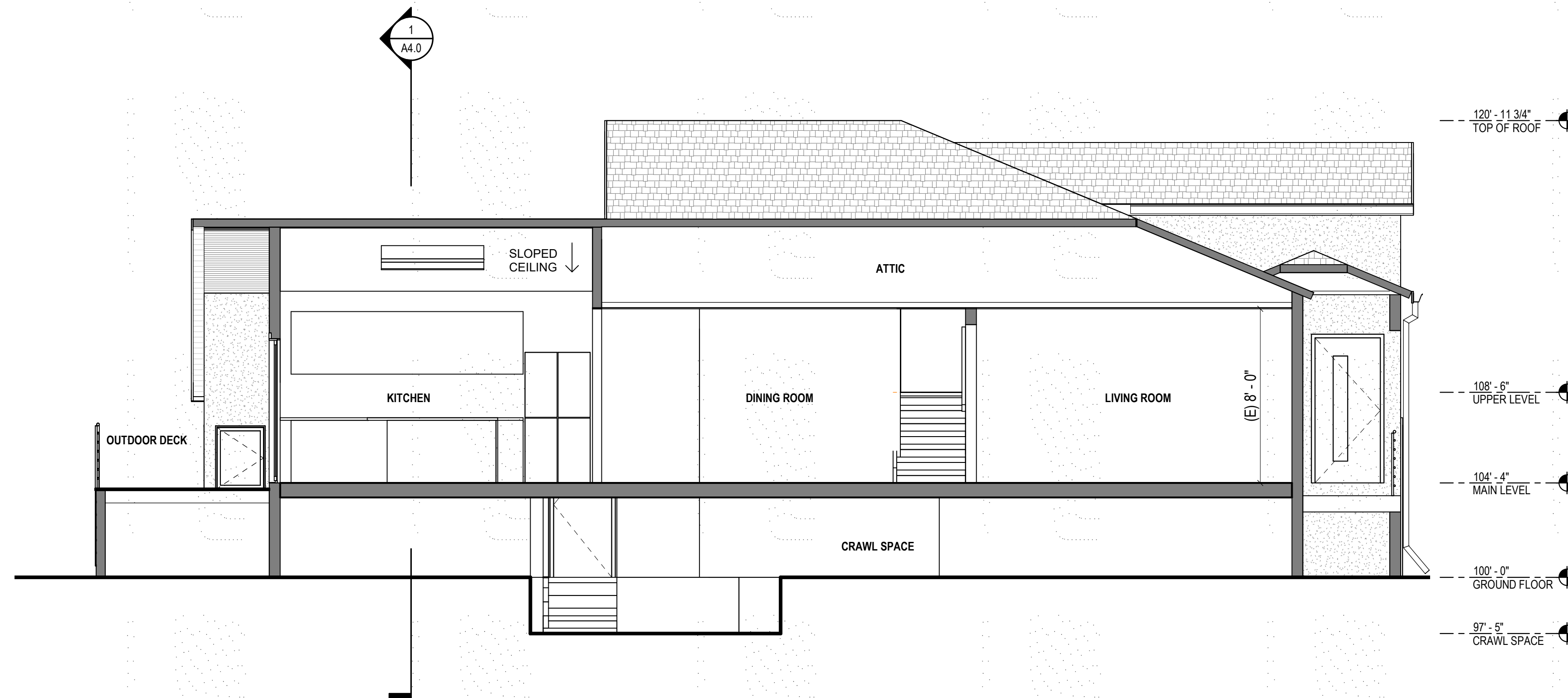
Rev. No.



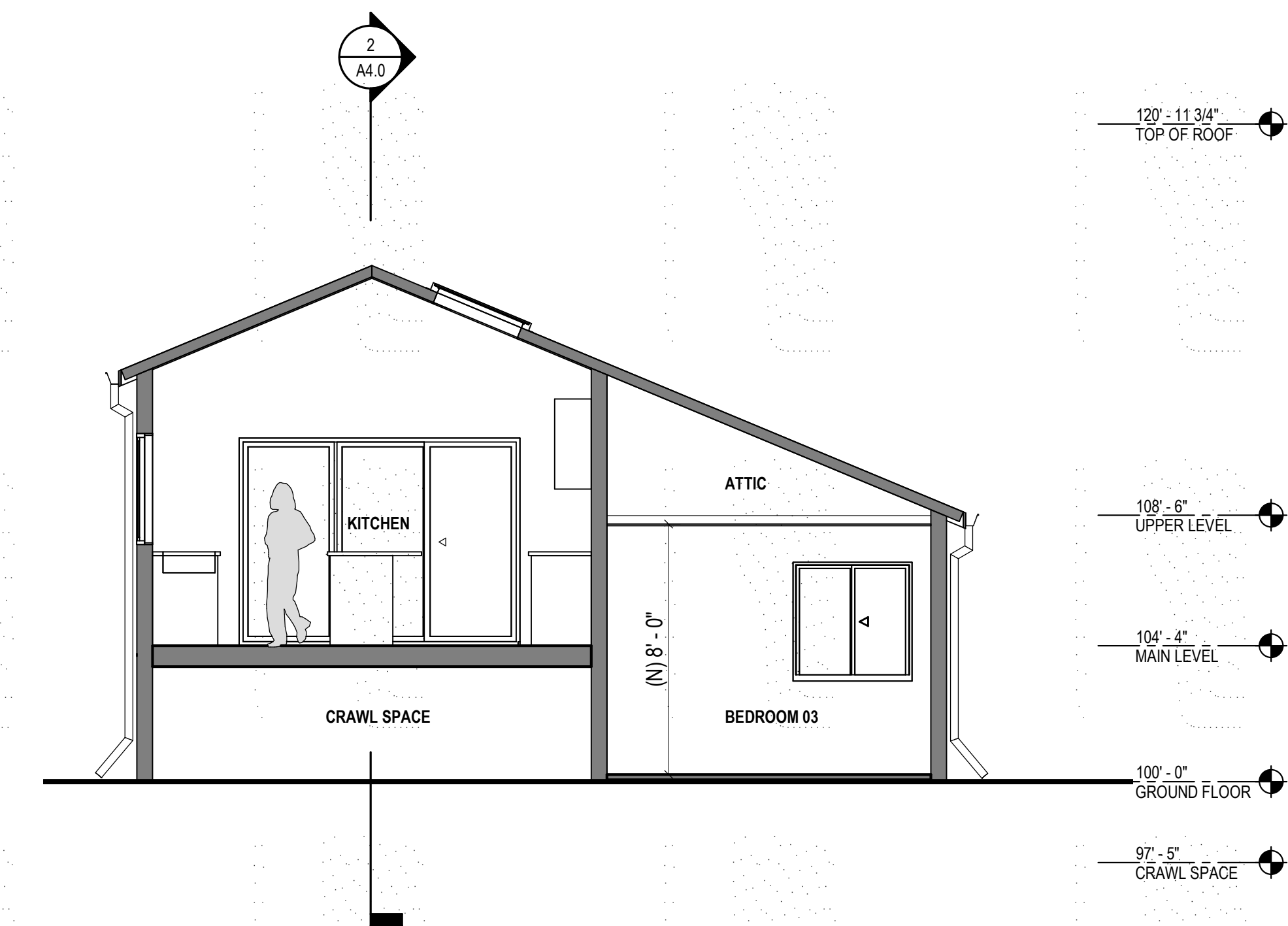
4 3D-SOUTH-WEST AXON



3 3D-SOUTH-EAST AXON



2 EAST-WEST SECTION
1/4" = 1'-0"



1 NORTH-SOUTH SECTION
1/4" = 1'-0"